



Agenda
Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 16, 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 declaring September 17-23, 2025, as Constitution Week. (MLS)
2. Recognize members of the Prosper Police Department for recent life-saving awards. (DK)

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.

- [3.](#) Consider and act upon the minutes of the August 19, 2025, Town Council Special Meeting. (MLS)
- [4.](#) Consider and act upon the minutes of the August 26, 2025, Town Council Work Session meeting. (MLS)
- [5.](#) Consider and act upon the minutes of the August 26, 2025, Town Council Regular meeting. (MLS)
- [6.](#) Consider and act upon a Resolution designating The Frisco Enterprise as the official newspaper of the Town of Prosper and The Dallas Morning News as an alternative advertising source for FY 2025-2026. (MLS)
- [7.](#) Consider and act upon an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions, and Committees" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.032, "Number of Members." (MLS)
- [8.](#) Consider and act upon an Ordinance repealing Section 4.02.031, "Permit Required; Fee," of Division 2, "Permits and Licenses," of Article 4.02, "Alcoholic Beverages," of Chapter 4, "Business Regulations," of the Town's Code of Ordinances. (MLS)
- [9.](#) Consider and act upon adopting the FY 2025-2026 Prosper Economic Development Corporation Budget. (SB)
- [10.](#) Consider and act upon awarding RFP No. 2025-16-A for ASO Medical, Pharmacy Benefits Manager, and Insurance Benefits to Lincoln for Life/AD&D coverage, Symetra Life for Short-Term & Long-Term Disability, UMR/OptumRx for Medical/Pharmacy and authorizing the Town Manager to execute all documents for the same. (TL)
- [11.](#) Consider and act upon authorizing the Town Manager to enter into an agreement with DynaTen Comfort Systems for the replacement of one rooftop air conditioning unit at Town Hall in the amount of \$61,933. (CE)
- [12.](#) Consider and act upon authorizing the Town Manager to enter into an agreement with WOPAC Construction, Inc., to install an underground drainage system in the north parking lot of Town Hall in the amount of \$237,358.44. (CE)
- [13.](#) Consider and act upon the approval of a Purchase Order for vehicle equipment and installation in six (6) 2025 Chevrolet Tahoe's (FY25 VERF Replacement) from DANA Safety Supply, Inc. utilizing BuyBoard Contract #698-23 in the amount of \$153,887. (DK)
- [14.](#) Consider and act upon a request for a Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located on the northwest corner of Teel Parkway and University Drive (US 380). (WAIV-25-0004) (DH)
- [15.](#) **[TABLED TO OCTOBER 14]** Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022) (DH) *The applicant has requested this item to be tabled.*
- [16.](#) **[TABLED TO OCTOBER 14]** Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and

2,070± feet east of FM 1385. (COMP-24-0002) (DH) *The applicant has requested this item to be tabled.*

17. 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:

18. Consider and act upon an Ordinance amending Water and Wastewater Rates. (CL)
19. Consider and act upon an Ordinance amending Appendix A, "Fee Schedule," of the Town's Code of Ordinances. (CL)
20. Conduct a Public Hearing to receive public input, consider such input, and consider and act upon an Ordinance adopting the Fiscal Year (FY) 2025-2026 Annual Operating and Capital Project Funds budgets and five-year Capital Improvement Program for the fiscal year beginning October 1, 2025, and ending September 30, 2026. (CL)

In accordance with Texas Government Code §551.043, the Town of Prosper Proposed Budget for Fiscal Year 2025-2026 is posted on the Town's website at: <https://prospertx.gov/proposedbudget25> and the Taxpayer Impact Statement is provided in the agenda packet as an attachment.

21. Conduct a Public Hearing to consider and act upon an Ordinance adopting a tax rate of \$0.505 per \$100 valuation for fiscal year 2025-2026. (CL)
22. Ratifying the property tax increase in the budget for fiscal year (FY) 2025-2026. (CL)
23. Consider and act upon a Resolution of the Town Council of the Town of Prosper, Texas, declaring the necessity to acquire certain properties for right-of-way and easements for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and

authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. (HW)

24. 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 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, Community Engagement Committee, and the Downtown Advisory Committee, and all matters incident and related thereto.

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

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, September 10, 2025, and remained so posted at least three 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

Item 3.

Prosper Town Council Special Meeting
Prosper Town Hall – Community Room
250 W. First Street, Prosper, Texas
Tuesday, August 19, 2025

Call to Order/ Roll Call.

The meeting was called to order at 5:45 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
Councilmember Cameron Reeves

Staff Members Present:

Michelle Lewis Sirianni, Town Secretary

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 551.074 - To conduct interviews for positions on the Town's Board & Commissions, and all matters incident and related thereto.

The Town Council recessed into Executive Session at 5:46 p.m.

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

The Town Council reconvened into Open Session at 9:19 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 9:20 p.m.

These minutes were approved on the 16th day of September 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



MINUTES

Item 4.

Prosper Town Council Work Session
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 26, 2025

Call to Order/ Roll Call.

The meeting was called to order at 5:05 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 Jeff Hodges
Councilmember Cameron Reeves

Council Members Absent:

Councilmember Craig Andres

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Bob Scott, Deputy Town Manager
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Larenz Taylor, Management Analyst
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
Colin Ashby, Budget Analyst & Grants Administrator
David Hoover, Development Services Director
Dakari Hill, Senior Planner
Todd Rice, Communications Director
Tony Luton, Human Resources Director
Stuart Blasingame, Fire Chief
Shaw Eft, Assistant Fire Chief
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief

Items for Individual Consideration:

1. Receive an overview of the Fire Departments Calls for Service. (SB)

Chief Blasingame presented an overview of current fire response data and how the following information is reflected in monthly reports including types of calls for service activity and codes used, total response times, standards based on the 90% percentile, mutual aid responses and requests, training hours, and community outreach.

2. Receive an overview of the Police Departments Calls for Service. (DK)

Chief Kowalski presented an overview of their summary report data and how the following information is reflected in monthly reports including categories of calls for

service, traffic stops, alarm responses, other agency assists including deployment with drone requests, mutual aid, and priority definitions.

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 551.071 – Consultation with the Town Attorney to discuss legal issues associated with any agenda item.

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.

Reconvene into Work Session.

No Executive Session took place.

Adjourn.

The meeting was adjourned at 6:07 p.m.

These minutes were approved on the 16th day of September 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 26, 2025

Call to Order/ Roll Call.

The meeting was called to order at 6:18 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
Councilmember Cameron Reeves

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Bob Scott, Deputy Town Manager
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Larenz Taylor, Management Analyst
Hulon Webb, Director of Engineering
Carrie Jones, Public Works Director
Dan Baker, Parks and Recreation Director
Chris Landrum, Finance Director
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Dakari Hill, Senior Planner
Skylar Sparks, Help Desk Technician I
Todd Rice, Communications Director
Leigh Johnson, IT Director
Stuart Blasingame, Fire Chief
Randall Gurney, Emergency Management Coordinator
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief

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

Joshua Reeves with The Cause Church 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:

Join us for a public Town Hall meeting regarding the fiscal year 2025-2026 Proposed Budget on Thursday, August 28 at 6:00 p.m. in the Council Chambers. Town staff will provide a presentation and be available for questions.

Reminder that Town Hall Offices will be closed on Monday, September 1 for the Labor Day Holiday. There will be no delays in trash services, and they will run as normally scheduled.

The Town of Prosper Water Resources has teamed up with Rooted In for a hands-on workshop on Tuesday, September 9 at 6 pm at Prosper Central Fire Station, located at 911 Safety Way. Learn all about native Texas plants and how you can grow a garden that's both beautiful and sustainable. Register at www.prospertx.gov/waterconservation.

Join us on Thursday, September 11 at 9 a.m. for a day of remembrance. This community event will take place at Prosper Fire Rescue Central Station located at 911 Safety Way. Carter BloodCare will be onsite from 7:30 a.m. to 6:00 p.m. for anyone wishing to donate.

The Prosper Economic Development Corporation is hosting the next Prosper Exchange on Monday, September 22 at 6:00 p.m. The topic "The Exponential Growth of North Texas" will look at the region's growth and what it means for Prosper. There is no fee to attend, but residents are asked to register by visiting www.prosperedc.com.

Mayor Bristol announced residents had one more week to log minutes for the summer season of the Mayor's Fitness Challenge.

Presentations.

1. **Proclamation declaring the month of September as National Preparedness Month. (RG)**

Mayor Bristol read and presented a Proclamation to Mr. Gurney, Emergency Management Coordinator and Chief Blasingame, Fire Chief.

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 August 12, 2025, Town Council Work Session meeting. (MLS)**
3. **Consider and act upon the minutes of the August 12, 2025, Town Council Regular meeting. (MLS)**
4. **Consider and act upon the minutes of the August 14, 2025, Town Council Special meeting. (MLS)**
5. **Consider and act upon moving the September 9, 2025, Town Council Work Session and Regular meeting to Tuesday, September 16, 2025. (MLS)**
6. **Consider acceptance of the July monthly financial report for fiscal year 2025. (CL)**
7. **Consider and act upon Resolution 2025-36 approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the Company's 2023 Rate Review Mechanism Filing; declaring the existing rates to be unreasonable; finding the rates to be set by the attached Settlement Tariffs to be reasonable and in the public interest; and approving an attachment establishing a benchmark for pensions and retiree medical benefits. (TW)**

8. **Consider and act upon Resolution 2025-37 suspending a requested GRIP rate increase from CoServ Gas, Ltd. (TW)**
9. **Consider and act upon authorizing expenditures with SDB Contracting Services for remodeling services and ODP Business Solutions for furniture additions to the Town Hall I.T. Department for \$260,642. (LJ)**
10. **Consider and act upon approving Resolutions 2025-38, 2025-39, 2025-40, 2025-41 authorizing matching funds for projects submitted under the State and Local Cybersecurity Grant Program. (LJ)**
11. **Consider and act upon rejecting all bids related to Competitive Sealed Proposal (CSP) No. 2025-11-B for the Doe Branch Pedestrian Trail and Bridge, and direct staff to reduce the scope of the project to include only the northern section of trail along Fishtrap Road and Gee Road. (DB)**
12. **Consider and act upon authorizing the Town Manager to direct Wopac Construction, Inc. to construct two crosswalks in the amount of \$122,240. (CJ)**
13. **Consider and act upon Ordinance 2025-42 adopting land use assumptions and a capital improvements plan and establishing impact fees for water, wastewater, and roadways, by amending Article 10.02, "Capital Improvements and Impact Fees," of the Town of Prosper Code of Ordinances. (DLH)**

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 2 through 13. Councilmember Kern seconded the motion. Motion carried unanimously.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

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

Mr. Hill presented the item stating the purpose of the request. The buyer will develop the site based on the permitted uses and regulations and follow all standards outlined within the Planned Development. The Planning and Zoning Commission recommended approval at their August 5 meeting. Staff recommends approval.

Mayor Bristol opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

Mayor Pro-Tem Bartley made a motion to approve a request to rezone 0.7± acres from Single Family-15 to Planned Development-Downtown Office on Collin County School Land Survey 12, Abstract 147, Tracts 39 & 177, located on the northwest corner of Lane Street and First Street. Councilmember Ray seconded the motion. Motion carried unanimously.

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

Ms. Porter introduced the item providing a background of the item marking the work session previously held with the Planning and Zoning Commission, which the applicant discussed the need for an additional 600 multifamily units in Subdistrict 2 and the additional single-family units in Subdistrict 3, which came from a change in the original concept for this area. Descriptions of each Subdistrict listed were given. The Planning and Zoning Commission unanimously recommended approval at their August 5 meeting. Staff recommends approval.

Mayor Bristol opened the public hearing.

Matthew Kiran, 980 Broadmoor, stated his support for the project.

Mayor Bristol closed the public hearing.

The Town Council discussed items in both subdistricts, which included requiring open fencing on homes abutting main streets, multi-family standards, interior HVAC corridors, ratio for multi-family units, adding language for upscale hospitality and upscale retail, screening and landscaping, number of proposed units, location of multi-family, park dedication and/or fees, maintenance of open space areas, and lot sizes of proposed single-family units.

Mayor Pro-Tem Bartley made a motion to approve the request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street, including additionally:

1. The northern tier of single-family homes in Subdistrict 3 along Main Street and McKinley Street shall have open face fencing;
2. In Subdistrict 2, all surface parking shall be screened along major roadways;
3. All multi-family buildings in Subdistrict 2 shall have air conditioned and heated corridors and hallways;
4. Any hospitality and retail uses shall be upscale, as referenced during Town Council consideration;
5. The Development Agreement for this project shall contain the standard family-friendly provisions;
6. Both the zoning ordinance and Development Agreement shall include a police storefront on the tract;
7. The development shall require special consideration of the corner treatments of the multi-family structures;
8. The development shall contain enhanced exterior masonry requirements for all multi-family structures; and
9. No more than 37% of the multi-family units shall be two bedrooms, with all remaining units to be one bedroom.

Councilmember Andres seconded the motion. Motion carried with a 5-2 vote. Councilmember Ray and Deputy Mayor Pro-Term Kern voting in opposition.

The Town Council took a brief break from 8:05 p.m. to 8:18 p.m.

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

Mr. Hill presented the item noting the proposed zoning case requires an amendment to the Future Land Use Plan from Medium Density Residential to High Density Residential if approved. The intent of the request is to construct a maximum of 800 single-family homes. On the eastern tract of the property, would consist of 275 single-family homes, and on the western tract of the property, the intent is to construct a maximum of 525 age-restricted single-family homes for residents 55 years of age and older. Mr. Hill outlined the district regulations, the permitted uses by right and by Specific Use Permit, and potential open space and amenities within each tract. The Planning and Zoning Commission unanimously recommended denial at their August 5 meeting. Their concerns were with the age-restricted single-family residential section specific to the overall density being too high, the Type E Lots being too small, and the lack of connectivity from the southern portion to the amenity center. The Town did receive two letters of support regarding the item. Staff recommends approval.

Mr. Boswell, representing the owner, presented the proposed project highlighting both the eastern and western tracts of the property noting landscaping that would be used, 8 ft. setbacks, trail plans, and types of houses/products to be built.

Mayor Bristol opened the public hearing.

Mark Carey, 15080 Parvin Road, spoke in favor of the project. He supported the developer and builder along with the age-restricted component.

Vijay Borra, 9111 Cypress Waters Blvd. 140, Coppell, TX, spoke in favor of the proposed project and developer.

Mayor Bristol closed the public hearing.

The Town Council expressed concerns of the age-restricted component of the project and long-term effects and the request to amend the Future Land Use Plan for density change.

Mayor Pro-Tem Bartley made a motion to table a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385 to the September 16 regular meeting. Councilmember Kern seconded the motion. Motion carried unanimously.

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

Mayor Pro-Tem Bartley made a motion to table a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385 to the September 16 regular meeting. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried unanimously.

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

Capital Improvements Subcommittee: Mayor Pro-Tem Bartley noted they made changes to the budget items and will be meeting again on September 3.

Finance Subcommittee: Councilmember Ray noted it consisted of reviewing budget items.

Legislative Subcommittee: Mayor Bristol noted that an update will be provided due to the Special Session currently taking place.

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

Councilmember Andres requested an update regarding the breakdown of TIRZ No. 1.

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 to discuss legal issues associated with any Work Session or Council Meeting agenda item.

The Town Council recessed into Executive Session at 9:11 p.m.

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

The Town Council reconvened into Regular Session at 10:03 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 10:04 p.m.

These minutes were approved on the 16th day of September 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

DRAFT



TOWN SECRETARY

To: Mayor and Town Council

From: Michelle Lewis Sirianni, Town Secretary

Through: Mario Canizares, Town Manager
Robyn Battle, Executive Director

Re: Designating Official Town Newspaper

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon a Resolution designating The Frisco Enterprise as the official newspaper of the Town of Prosper and The Dallas Morning News as an alternative advertising source for FY 2025-2026.

Description of Agenda Item:

Section 2051.049 of the Texas Government Code provides that the Town Council shall select one or more newspapers to publish notices, and Section 11.02 of the Town Charter states that the Town Council shall annually declare an official newspaper of general circulation in the Town. The Frisco Enterprise meets these requirements for the purpose of publishing ordinances, election notices, public hearing notices, and other notices required by ordinance, the Town Charter, and state law. Town staff recommends the continued use of The Dallas Morning News as an alternate advertising source in the event the Town encounters a situation where an advertising or public notice deadline could not be timely met by The Frisco Enterprise.

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 Resolution as to form and legality.

Attached Documents:

1. Resolution

Town Staff Recommendation:

Town staff recommend that the Town Council approve a Resolution designating The Frisco Enterprise as the official newspaper of the Town of Prosper and The Dallas Morning News as an alternative advertising source for FY 2025-2026.

Proposed Motion:

Item 6.

I move to approve a Resolution designating The Frisco Enterprise as the official newspaper of the Town of Prosper and The Dallas Morning News as an alternative advertising source for FY 2025-2026.

TOWN OF PROSPER, TEXAS

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DESIGNATING *THE FRISCO ENTERPRISE* AS THE OFFICIAL NEWSPAPER OF THE TOWN OF PROSPER, AND *THE DALLAS MORNING NEWS* AS AN ALTERNATE ADVERTISING SOURCE, FOR FISCAL YEAR 2025-2026.

WHEREAS, Section 11.02 of the Prosper Town Charter provides that the Town Council shall declare annually an official newspaper of general circulation in the Town. All ordinances, notices and other matters required by the Charter, Town ordinance, or the Constitution and laws of the State of Texas shall be published in the official newspaper; and

WHEREAS, Section 2051.049 of the Texas Government Code provides that the Town Council shall select one or more newspapers to publish notices; and

WHEREAS, Resolution No. 15-31, approved by the Prosper Town Council on May 26, 2015, provides that *The Dallas Morning News* is authorized as an alternate advertising source in the event that the Town encounters a situation where an advertising or public notice deadline could not be timely met by *The Frisco Enterprise*; and

WHEREAS, the Town Council of the Town of Prosper desires to designate *The Dallas Morning News* as a secondary alternate newspaper of the Town; and,

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

SECTION 1

The Town Council of the Town of Prosper hereby designates *The Frisco Enterprise* as the official newspaper of said Town, the same to continue as such until another is selected, and shall cause to be published therein all ordinances, notices and other matters required by law or by ordinance to be published. The *Dallas Morning News* is hereby designated as an authorized advertising source in the event that the Town encounters a situation where an advertising or public notice deadline cannot be timely met by *The Frisco Enterprise*.

SECTION 2

This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS THE 16TH DAY OF SEPTEMBER 2025.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



TOWN SECRETARY

To: Mayor and Town Council

From: Michelle Lewis Sirianni, Town Secretary

**Through: Mario Canizares, Town Manager
Robyn Battle, Executive Director**

Re: Ordinance Amending Number of Library Board Members

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions, and Committees" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.032, "Number of Members."

Description of Agenda Item:

By the direction of the Town Council, the proposed ordinance would amend the composition of the Committee from seven (7) to nine (9) members thereby increasing the number to constitute a quorum to five (5) members.

Legal Obligations and Review:

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

Attached Documents:

1. Ordinance

Town Staff Recommendation:

Town Staff recommend that the Town Council approve an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions, and Committees" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.032, "Number of Members."

Proposed Motion:

I move to approve an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions, and Committees" within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.032, "Number of Members."

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

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING SECTION 1.04.032, "NUMBER OF MEMBERS," OF DIVISION 2, "LIBRARY BOARD," OF ARTICLE 1.04, "BOARDS, COMMISSIONS AND COMMITTEES," OF CHAPTER 1, "GENERAL PROVISIONS," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER, TEXAS, BY INCREASING THE NUMBER OF LIBRARY BOARD MEMBERS TO NINE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, in an effort to increase the opportunities for service, the Town Council of the Town of Prosper, Texas ("Town Council"), desires to increase the number of Library Board members to nine; and

WHEREAS, the Town Council has determined that increasing the number of members of the Library Board will assist the Library Board in exercising its powers and authority and will benefit residents of the Town by providing more input into decisions affecting the Town's Library.

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

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

From and after the effective date of this Ordinance, existing Section 1.04.032, "Number of Members," of Division 2, "Library Board," of Article 1.04, "Boards, Commissions and Committees," of Chapter 1, "General Provisions," of the Town's Code of Ordinances is hereby amended to read as follows:

"ARTICLE 1.04 BOARDS, COMMISSIONS AND COMMITTEES

* * *

DIVISION 2

LIBRARY BOARD

* * *

§ 1.04.032 Number of members

- (a) The Library Board shall be composed of nine (9) members appointed by the Town Council. Members of the Library Board shall be a resident of the Town or reside within the Town's extraterritorial jurisdiction.

- (b) The members shall serve at the pleasure of the Town Council and may be removed at the discretion of the Town Council.”

SECTION 3

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5

This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 16TH DAY OF SEPTEMBER, 2025.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

TOWN SECRETARY

To: Mayor and Town Council

From: Michelle Lewis Sirianni, Town Secretary

Through: Mario Canizares, Town Manager
Robyn Battle, Executive Director

Re: TABC Fees

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon an Ordinance repealing Section 4.02.031, "Permit Required; Fee," of Division 2, "Permits and Licenses," of Article 4.02, "Alcoholic Beverages," of Chapter 4, "Business Regulations," of the Town's Code of Ordinances.

Description of Agenda Item:

In Senate Bill 1008, approved by the 89th Regular Session of the Texas Legislature, the Legislature specifically determined that fees referenced in Section 4.02.031 of the Town's Code of Ordinances may no longer be imposed. Therefore, the proposed Ordinance repeals the section of the Code to be in compliance with SB 1008 (effective September 1, 2025.)

Budget Impact:

The Town will no longer be able to collect local alcohol permit fees that equal half of the Texas Alcoholic Beverage Commission (TABC) fees. This will result in a loss of approximately \$12,000 +/- per year in revenue for the Town's General Fund.

Legal Obligations and Review:

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

Attached Documents:

1. Ordinance

Town Staff Recommendation:

Town staff recommend that the Town Council approve an Ordinance repealing Section 4.02.031, "Permit Required; Fee," of Division 2, "Permits and Licenses," of Article 4.02, "Alcoholic Beverages," of Chapter 4, "Business Regulations," of the Town's Code of Ordinances.

Proposed Motion:

I move to approve an Ordinance repealing Section 4.02.031, "Permit Required; Fee," of Division 2, "Permits and Licenses," of Article 4.02, "Alcoholic Beverages," of Chapter 4, "Business Regulations," of the Town's Code of Ordinances.

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

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, REPEALING SECTION 4.02.031, "PERMIT REQUIRED; FEE," OF DIVISION 2, "PERMITS AND LICENSES," OF ARTICLE 4.02, "ALCOHOLIC BEVERAGES," OF CHAPTER 4, "BUSINESS REGULATIONS," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER, TEXAS; MAKING FINDINGS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, in Senate Bill 1008, approved by the 89th Regular Session of the Texas Legislature, the Legislature specifically determined that fees referenced in Section 4.02.031 of the Town's Code of Ordinances may no longer be imposed, and the Town is hereby repealing said section to be in compliance with Senate Bill 1008.

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

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

From and after the effective date of this Ordinance, Section 4.02.031, "Permit Required; Fee," of Division 2, "Permits and Licenses," of Article 4.02, "Alcoholic Beverages," of Chapter 4, "Business Regulations," of the Code of Ordinances of the Town of Prosper, Texas, is hereby repealed in its entirety.

SECTION 3

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5

This Ordinance shall become effective from and after its adoption and publication as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE
TOWN OF PROSPER, TEXAS, ON THIS 16TH DAY OF SEPTEMBER, 2025.**

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



ECONOMIC DEVELOPMENT CORPORATION

To: Mayor and Town Council
From: EDC Board of Directors
Through: Mario Canizares, Town Manager
Re: PEDC Budget FY 2025-2026

Town Council Meeting – September 16, 2025

**Strategic Visioning Priority: 5. Work Towards a Growing & Diversified Tax Base
4. Provide Excellent Municipal Services**

Agenda Item:

Consider and act upon adopting the FY 2025-2026 Prosper Economic Development Corporation budget.

Description of Agenda Item:

Section 21 of the Development Corporation Act of 1979 (Texas Revised Civil Statutes Article 5190.6), the “Act,” provides that the Town shall approve all programs and expenditures of the development corporation and shall annually review any financial statements of the corporation. It further provides that at all times the Town will have access to the books and the records of the development corporation. Additionally, Section 23(a)(13) of the Act states that the powers of the corporation shall be subject at all times to the control of the Town’s governing body.

Budget Impact:

There is no impact to the Town of Prosper’s General Fund as the Prosper Economic Development Corporation (Prosper EDC) is funded wholly by a half-cent of the local sales tax revenue. Since approved by Prosper citizens in 1996, the Prosper EDC has endeavored as its mission to “create jobs and capital investment” with the aim of expanding the local commercial property tax base and sales tax base, thereby lessening the property tax burden on homeowners.

The PEDC Board of Directors approved the FY 2025-2026 Budget at their August 25, 2025, meeting.

Attached Documents:

1. FY 2025-2026 PEDC Budget

Town Staff Recommendation:

The Prosper EDC Board recommend that the Town Council review and adopt the FY 2025-2026 Prosper Economic Development Corporation budget.

Proposed Motion:

I move to adopt the FY 2025-2026 Prosper Economic Development Corporation budget.

		Final		Approved/Amended	Actual to Date		PROPOSED
		FY 2023-2024	FY 2024-2025		FY 2024-2025		FY 2025-2026
REVENUES							
##	80850 41200 00 Sales Tax	\$ 6,121,611	\$ 6,800,000		\$ 5,238,031		\$ 6,352,009
##	80850 44000 00 Interest on Investments	\$ 400,000	\$ 400,000		\$ 604,912		\$ 400,000
##	80850 0 00 Sale of Land				\$ -		
##	80850 0 00 Contribut/Donation Reven						
##	80850 46010 00 Other Revenue				\$ 3,560.00		
##	80850 00 00 Operating Transfer In						
##	80850 0 00 Gain/Loss on Sale - Aucti						
##	80850 48100 00 Lease Proceeds				\$ 3,000		
##	80850 48900 00 Gain/Loss-Sale of Fi				\$ (42,123)		
Total Revenues		\$ 6,521,611	\$ 7,200,000		\$ 5,807,380		\$ 6,752,009

EXPENSES

Personnel Services - Salary

##	80850 51100 00 Salaries & Wages	\$ 276,462	\$ 284,756		\$ 276,069		\$ 295,553
##	80850 0 00 Salaries - Overtime				\$ -		
##	80850 51290 00 Salaries - Longevity Pay	\$ 790	\$ 790		\$ 790		\$ 900
##	80850 51280 00 Salary Incentive	\$ 50,000	\$ 50,000		\$ -		\$ 50,000
##	80850 51300 00 Car Allowance	\$ 12,000	\$ 12,000		\$ 9,000		\$ 12,000
##	80850 51300 00 Cell Phone Allowance	\$ 2,400	\$ 2,400		\$ 1,800		\$ 2,400
##	80850 0 00 Temporary Salaries				\$ -		
Total Salary		\$ 341,652	\$ 349,946		\$ 287,659		\$ 360,853

Personnel Services - Benefit

##	80850 0 00 TML Prop. & Liab. Insuran	\$ -	\$ -		\$ -		\$ -
##	80850 51400 00 Social Security Expense	\$ 13,977	\$ 13,977		\$ 12,549		\$ 16,420
##	80850 51410 00 Medicare Expense	\$ 4,229	\$ 4,229		\$ 3,953		\$ 5,250
##	80850 51500 00 Unemployment (SUTA)	\$ 324	\$ 324		\$ 269		\$ 324
##	80850 51600 00 Health Insurance	\$ 20,880	\$ 20,880		\$ 23,621		\$ 23,718
##	80850 51610 00 Dental Insurance	\$ 816	\$ 816		\$ 617		\$ 900
##	80850 51620 0 HSA Expense	\$ 2,400	\$ 2,400		\$ -		\$ 1,500
##	80850 51700 00 Life Insurance	\$ 208	\$ 208		\$ 211		\$ 288
##	80850 51720 00 Long Term/Short Term Dis	\$ 526	\$ 526		\$ 413		\$ 560
##	80850 51750 00 Liability (TML) Worker's Co	\$ 496	\$ 496		\$ 352		\$ 518
##	80850 51800 00 TMRs-Expense	\$ 41,677	\$ 41,677		\$ 42,172		\$ 53,222
##	80850 51900 00 WELLE-Wellness Prog Rel	\$ 600	\$ 600		\$ 582		\$ 1,200
Total Benefits		\$ 86,133	\$ 86,133		\$ 84,738		\$ 103,900

Operating, Land & Incentive Expenses

##	80850 0 00 Hiring Cost	\$ -	\$ -		\$ -		\$ -
##	80850 0 00 IT Fees	\$ -	\$ -		\$ -		\$ -
##	80850 0 00 Contracted Services	\$ -	\$ -		\$ -		\$ -
##	80850 0 0 Liability Insurance	\$ -	\$ -		\$ -		\$ -
##	80850 0 00 Cell Phone Expense	\$ -	\$ -		\$ -		\$ -
##	80850 0 00 Gas - Office	\$ -	\$ -		\$ -		\$ -
##	80850 52000 00 Office Supplies	\$ 5,000	\$ 5,000		\$ 1,908		\$ 5,000
##	80850 52100 00 Building Supplies	\$ 1,000	\$ 1,000		\$ 76		\$ 1,000
##	80850 52500 00 Contract Labor	\$ 75,000	\$ 75,000		\$ 50,000		\$ 75,000
##	80850 52610 00 Promotional Expense	\$ 87,550	\$ 87,550		\$ 14,398		\$ 87,550
##	80850 52620 00 Printing and Reproductor	\$ 2,575	\$ 3,000		\$ -		\$ 3,000
##	80850 52740 00 Copier Expense	\$ 5,000	\$ 5,000		\$ 1,620		\$ 5,000
##	80850 52900 00 Dues & Subscriptions	\$ 20,000	\$ 30,000		\$ 19,333		\$ 30,000
##	80850 52920 00 Travel/Train/Lodging/Mile	\$ 5,000	\$ 5,000		\$ 1,074		\$ 10,500
##	80850 53400 00 Building Repairs	\$ 10,000	\$ 10,000		\$ -		\$ 10,000
##	80850 54100 00 Office Equip & Furniture	\$ 10,000	\$ 10,000		\$ -		\$ 10,000
##	80850 54800 00 Rental/Office Lease	\$ 1	\$ 1		\$ 1		\$ 1
##	80850 54910 00 IT Equipment Lease						\$ 430
##	80850 55000 00 Electricity - Office	\$ 6,000	\$ 6,000		\$ 3,816		\$ 6,456
##	80850 55030 00 Mobile Data Network	\$ 1,000	\$ 1,000		\$ 182		\$ -
##	80850 55040 00 Telephones-Cable	\$ -	\$ -				\$ -
##	80850 56310 00 Water	\$ 2,000	\$ 2,000		\$ 890		\$ 2,000
##	80850 56620 00 Postage & Freight	\$ 1,030	\$ 1,000		\$ 462		\$ 1,000
##	80850 56700 00 Professional Services	\$ 100,000	\$ 100,000		\$ 130,869		\$ 100,000
##	80850 56710 00 Audit Fees	\$ 3,500	\$ 3,500				\$ 3,500
##	80850 56720 00 Appraisal/Tax Fees	\$ 5,000	\$ 5,000		\$ -		\$ 5,000
##	80850 56725 Land Property Taxes				\$ 18,026		\$ 20,000
##	80850 56740 00 Legal Fees	\$ 50,000	\$ 50,000		\$ 19,830		\$ 50,000
##	80850 56800 00 Admin. Fees to Town	\$ 15,500	\$ 15,500		\$ 12,500		\$ 15,500
##	80850 57000 00 Chapter 380 Program Grar	\$ 1,500,000	\$ 1,500,000		\$ 991,199		\$ 1,500,000
##	80850 57550 00 Project Incentives	\$ 2,000,000	\$ 3,000,000		\$ 1,387,826		\$ 3,485,000
##	80850 58130 00 Prospect Mtgs/Business M	\$ 10,000	\$ 10,000		\$ 7,709		\$ 10,000
##	80850 58140 00 Sponsorships & Donation	\$ 25,000	\$ 25,000		\$ 11,257		\$ 25,000
##	80850 58600 0 Special Events	\$ 25,000	\$ 25,000		\$ 3,532		\$ 25,000
##	80850 61140 Land Acquisitions		\$ 2,900,000		\$ 2,352,746		
##	80850 61190 Land Site Improvements						\$ 300,000
##	80850 71000 0 Operating Transfer Out						
Total Expenses		\$ 3,940,156	\$ 7,875,551		\$ 5,029,255		\$ 5,785,937

Total Operating Costs		\$ 4,367,941	\$ 8,311,630		\$ 5,401,653		\$ 6,250,690
Net Income		\$ 2,153,670	\$ (1,111,630)		\$ 405,727		\$ 501,319



HUMAN RESOURCES

To: Mayor and Town Council

From: Tony Luton, Director of Human Resources

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

Re: RFP for ASO Medical, Pharmacy Benefits Manager, Life, Voluntary Life, AD&D, Short-Term Disability and Long-Term Disability

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon awarding RFP No. 2025-16-A for ASO Medical, Pharmacy Benefits Manager, and Insurance Benefits to Lincoln for Life/AD&D coverage, Symetra Life for Short-Term & Long-Term Disability, UMR/OptumRx for Medical/Pharmacy and authorizing the Town Manager to execute all documents for the same.

Description of Agenda Item:

The Town requested proposals (RFP 2025-16-A) from qualified providers for ASO Medical, Pharmacy Benefits Manager, Life, Voluntary Life, AD&D, Short Term Disability and Long-Term Disability Benefits. The Town received five responses by the due date and time. Respondents were required to submit information, in order to facilitate evaluation based on the following criteria:

1. Scope of Services, Coverage, and Professional Competence;
2. Cost of Services, Network Discounts, and Rate Guarantees;
3. Reporting Capabilities and Financial Resources; and
4. Reference and Experience with Similar Clients, and Qualifications.

The evaluation committee was comprised of three staff members and representatives from the Town's benefits consultant, Holmes Murphy. The evaluation committee scored each submittal in accordance with the evaluation criteria as stated above. The RFP responses and the evaluation committee's recommendations were reviewed by the Council Finance Subcommittee on August 20, 2025. Based on the directions from the Council Subcommittee, Best and Final requests were sent to BlueCross Blue Shield of Texas, Atena, Cigna, and UMR. Based on these evaluations and the Best and Final Offers received, it is the recommendation of the Council Subcommittee to award the contract to Lincoln for Life/AD&D coverage, Symetra Life for Short-term & Long-term Disability, and UMR/OptumRx for Medical/Pharmacy, for an initial contract term of three years. Also attached is the analysis presented to the Subcommittee on August 20, 2025.

Budget Impact:

The Town's FY 2025-2026 Projected costs for medical claims and administrative services is included in the FY26 budget.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard Contract for Services as to form and legality.

Attached Documents:

1. Finance sub-Committee RFP Analysis Report

Town Staff Recommendation:

Town Staff recommends awarding RFP No. 2025-16-A to Lincoln for Life/AD&D coverage, Symetra Life for Short-Term & Long-Term Disability, UMR/OptumRx for Medical/Pharmacy and authorizing the Town Manager to execute all documents for the same.

Proposed Motion:

I move to award RFP No. 2025-16-A to Lincoln for Life/AD&D coverage, Symetra Life for Short-Term & Long-Term Disability, UMR/OptumRx for Medical/Pharmacy and authorize the Town Manager to execute all documents for the same.

Town of Prosper

2026 Marketing Summary Analysis

*Medical and PBM Marketing Summary, Life/AD&D,
Short-term Disability, Long-term Disability*

Life/AD&D, Short-term Disability, Long-term Disability, Item 10.

- Town of Prosper/Holmes Murphy submitted a formal RFP to the market for Life & AD&D, Short-Term Disability, Long-Term Disability services.
- As summary of carrier responses are below:

Services Quoted			
Proposing Vendors	Life	STD	LTD
Mutual of Omaha	X	X	X
Lincoln	X	X	X
New York Life	X	X	X
Ochs	X	X	X
Prudential	X	X	X
Symetra	X	X	X
The Hartford	X	X	X

- The Town of Prosper's current Life & AD&D, Short-Term Disability, and Long-Term Disability are all with Mutual of Omaha Page 30

Medical and PBM Marketing Summary

Item 10.

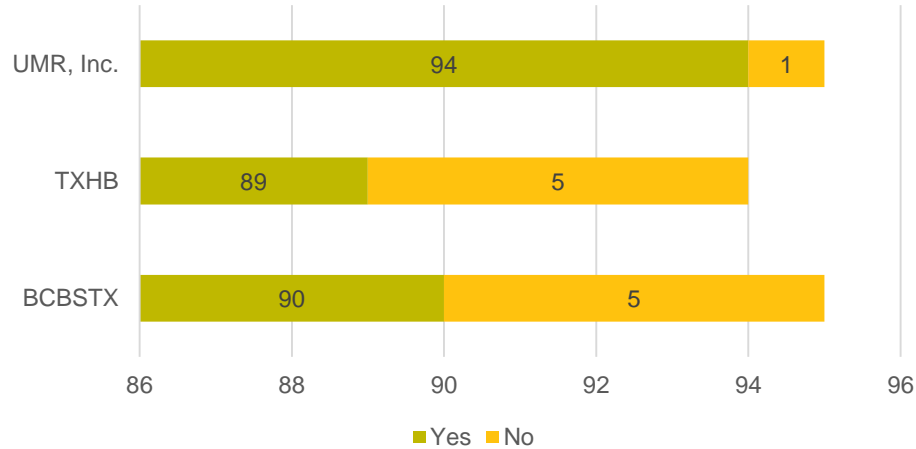
Services Quoted			
Vendor	Medical	Pharmacy	Notes
UMR	X	X	Incumbent
Aetna	X		Quoted Level Funded; did not complete questionnaire
BCBSTX	X		
Cigna	X		Quoted Fully Insured and ASO Graded Funding; did not complete questionnaire
TXHB	X	X	Utilizes BCBS network
ProAct		X	

Network Disruption

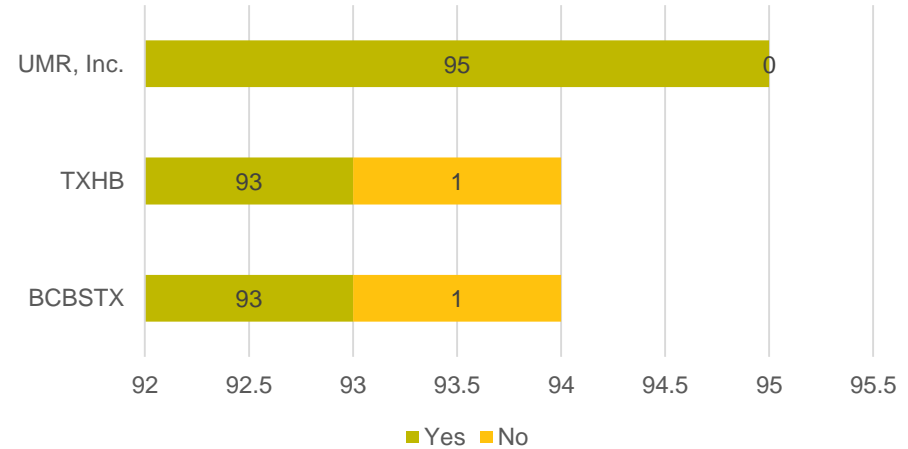
Top 95 Providers Used by Members by Spend and Visit Count

Item 10.

Disruption By Spend



Disruption by Visit Count



Medical Network Summary

Available Providers and Facilities

Item 10.

Geo Access Results - Broad PPO Network	Aetna			BlueCard National PPO Network			TXHB			UHC		
	CPOSII			National PPO						UnitedHealthcare Choice Plus		
All Employees	PCPs	Specialists	Hospitals	PCPs	Specialists	Hospitals	PCPs	Specialists	Hospitals	PCPs	Specialists	Hospitals
# Employees / Zip Codes Evaluated	341	341	341	338	338	338	336	336	336	338	338	338
X Providers within X Miles	2 / 10	2 / 15	2 / 20	2 / 10	2 / 15	2 / 20	2 / 10	2 / 15	2 / 20	2 / 10	2 / 15	2 / 20
% of Employees WITH access	97.1%	100%	100%	96.2%	98.2%	94.4%	100%	100%	100%	95.60%	100%	92.90%
Average distance to 2 providers for employees WITHOUT desired access (in miles)	11.2	0	0	13.3	16.3		N/A	N/A	N/A	12.9	0	23.1

Geo Access Results - Alternate Network 1

	Aetna			BCBS		
	Texas Health ACO			Blue Essentials		
All Employees	PCPs	Specialists	Hospitals	PCPs	Specialists	Hospitals
# Employees / Zip Codes Evaluated	328	328	328	336	336	336
X Providers within X Miles	2 / 10	2 / 15	2 / 20	2 / 10	2 / 15	2 / 20
% of Employees WITH access	98.2%	100%	100%	100%	98.8%	100%
Average distance to 2 providers for employees WITHOUT desired access (in miles)	11.4	0	0	0 miles	14 miles	0 miles

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Life & AD&D

Basic Life Pricing Comparison

Item 10.

Carrier	Mutual of Omaha-Current	Mutual of Omaha-Renewal	The Hartford	Lincoln	New York Life	Ochs	Prudential	Symetra
Life Volume		52,472,250	52,472,250	52,472,250	52,472,250	52,472,250	52,472,250	52,472,250
AD&D Volume		52,472,250	52,472,250	52,472,250	52,472,250	52,472,250	52,472,250	52,472,250
Employee AD&D	\$0.085	\$0.085	\$0.085	\$0.051	\$0.075	\$0.085	\$0.085	\$0.085
- Basic Employee Life Rate (Per \$1,000) Part-Time	\$0.020	\$0.020	\$0.020	\$0.020	\$0.020	\$0.020	\$0.020	\$0.020
Monthly Premium		\$5,510	\$5,510	\$3,726	\$4,985	\$5,510	\$5,510	\$5,510
Annual Premium		\$66,115	\$66,115	\$44,706	\$59,818	\$66,115	\$66,115	\$66,115
+/- Premium to current		\$0.00	\$0	-\$21,408.68	-\$6,296.67	\$0.00	\$0.00	\$0.00
+/- Percentage to current		0.00%	0%	-32%	-10%	0%	0%	0%
Rate Guarantee		2 Yrs.	2 years	3 Years	3 Years	3 years	4 years	

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Paid Basic Life Plan Design

Item 10.

Basic Life Plan Design Confirmation	Mutual of Omaha	Hartford	Lincoln	New York Life	Ochs	Prudential	Symetra
Class 1							
Plan Eligibility:	All eligible Public Safety Employees	All eligible Public Safety Employees	All Full-Time Public Safety Employees	All eligible Public Safety Employees	All eligible Public Safety Employees	All eligible Public Safety Employees	All eligible Public Safety Employees
Waiting Period:	Day employee begins active work	Day employee begins active work	Day employee begins active work (LFG will Mirror)	Day employee begins active work	Day employee begins active work	Day employee begins active work	Day employee begins active work
Basic Life Insurance Benefit:	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Class 2							
Plan Eligibility:	All Eligible Executives	All Eligible Executives	All Full-Time Executives	All Eligible Executives	All Eligible Executives	All Eligible Executives	All Eligible Executives
Waiting Period:	Day employee begins active work	Day employee begins active work	Day employee begins active work (LFG will Mirror)	Day employee begins active work	Day employee begins active work	Day employee begins active work	Day employee begins active work
Basic Life Insurance Benefit:	1x annual earnings to max of \$150k	1x annual earnings to max of \$150k	1x annual earnings to max of \$150k	1x annual earnings to max of \$150k	1x annual earnings to max of \$150k	1x annual earnings to max of \$150k	1x annual earnings to max of \$150k
Class 3							
Plan Eligibility:	All Other Eligible FTEs	All Other Eligible FTEs	All Other Full-Time Employees	All Other Eligible FTEs	All Other Eligible FTEs	All Other Eligible FTEs	All Other Eligible FTEs
Waiting Period:	Day employee begins active work	Day employee begins active work	Day employee begins active work (LFG will Mirror)	Day employee begins active work	Day employee begins active work	Day employee begins active work	Day employee begins active work
Basic Life Insurance Benefit:	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000

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Voluntary Life Pricing Comparison

Item 10.

	Current	Mutual of Omaha	Hartford	Lincoln	New York Life	Ochs	Prudential	Symetra
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Minimum Participation		25%	Current	25%	20%	0%	20%	
Rate Guarantee	1 year	2 years	2 Years	3 Years	3 years	3 years	4 years	
Voluntary Life Rate per \$10,000 of coverage	Current	Proposed Rates	Proposed Rates	Proposed Rates	Proposed Rates	Proposed Rates	Proposed Rates	Proposed Rates
Employee/Spouse Age	Rates are per \$1,000							
20 - 24	\$0.810	\$0.610	\$0.900	\$0.610	\$0.610	\$0.810	\$0.061	\$0.810
25 - 34	\$1.210	\$1.010	\$1.300	\$1.010	\$1.010	\$1.210	\$1.010	\$1.210
35 - 39	\$1.410	\$1.010	\$1.300	\$1.210	\$1.210	\$1.410	\$1.210	\$1.410
40 - 44	\$1.910	\$1.210	\$1.500	\$1.710	\$1.710	\$1.910	\$1.710	\$1.910
45 - 49	\$2.710	\$1.710	\$2.100	\$2.510	\$2.510	\$2.710	\$2.510	\$2.710
50 - 54	\$4.210	\$2.510	\$3.000	\$4.010	\$4.010	\$4.210	\$4.010	\$4.210
55 - 59	\$6.510	\$4.010	\$4.600	\$6.310	\$6.310	\$6.510	\$6.310	\$6.510
60 - 64	\$9.910	\$6.310	\$7.200	\$9.710	\$9.710	\$9.910	\$9.710	\$9.910
65 - 69	\$16.410	\$9.710	\$10.900	\$16.210	\$16.210	\$16.410	\$16.210	\$16.410
70 - 74	\$33.110	\$16.210	\$18.000	\$32.910	\$32.910	\$33.110	\$32.910	\$33.110
75+	\$66.510	\$66.310	\$36.400	\$66.310	\$66.310	\$66.510	\$66.310	\$66.510
Voluntary Child Life Rate per \$1000 of coverage		\$0.020	\$0.700	\$0.1900	\$0.190	\$0.210	\$0.190	\$0.021

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Voluntary Life/AD&D Plan Design Overview

Item 10.

Carrier	CURRENT	Mutual Of Omaha	Hartford	Lincoln	New York Life	Ochs	Prudential	Symetra
Supplemental Life Insurance Benefit:	\$100,000	\$100,000	\$500,000	\$100,000	\$100,000	\$10,000	\$10,000 Increments to \$300,000 or 5x earnings.	\$100,000
Supplemental Life Insurance Maximum Benefit:	5x annual salary or \$100,000	5x annual salary or \$100,000	\$10,000 increments not to exceed 5 times Earnings or \$500,000	5x annual salary or \$300,000	Group has \$300k max not \$100k	\$500,000	\$300,000	5x annual salary or \$100,000
Guarantee Issue Benefit:	\$100,000	\$100,000	\$100,000	\$150,000	\$100,000	\$200,000	\$100,000	\$100,000
Waiver of Premium:	Available	Available	Available	Available	Available	Available	Available	Available
Reduction Schedule:	65 - 65% 70 - 50% 75 - 35%	65 - 65% 70 - 50% 75 - 35%	65 - 65% 70 - 50% 75 - 35%	50% @75	65 - 65% 70 - 50% 75 - 35%	None	65 - 65% 70 - 50% 75 - 35%	65 - 65% 70 - 50% 75 - 35%
Conversion:	Available	Available	Available	Available when insurance terminates	Available	Available (Life Only)	Available (Life Only)	Available
Portability:	Available	Available	Available	Available	Available	Available (Life Only)	Available	Available
Supplemental Life Plan Design Confirmation - Spouse								
Supplemental Life Insurance Benefit:	\$5,000 to \$50,000, in increments of \$5,000	\$5,000 to \$50,000, in increments of \$5,000	\$5,000 increments to \$50,000	\$5,000 to \$50,000, in increments of \$5,000	\$5,000 to \$50,000, in increments of \$5,000	\$5,000	\$5,000 to \$50,000, in increments of \$5,000	\$5,000 to \$50,000, in increments of \$5,000
Supplemental Life Insurance Maximum Benefit:	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	Available	\$50,000	\$50,000
Guarantee Issue Benefit:	100% of elected amount of life insurance or \$30,000	100% of elected amount of life insurance or \$30,000	100% of elected amount of life insurance or \$30,000	100% of elected amount of life insurance or \$30,000	100% of elected amount of life insurance or \$30,000	\$30,000	\$30,000	100% of elected amount of life insurance or \$30,000
Supplemental Life Plan Design Confirmation - Child								
Supplemental Life Insurance Benefit:	5% of the principal sum, up to a maximum of \$5,000	5% of the principal sum, up to a maximum of \$5,000	\$10,000.00	\$10,000, \$20,000	5% of the principal sum, up to a maximum of \$5,000	\$10,000 or \$15,000	\$10,000	5% of the principal sum, up to a maximum of \$5,000
Supplemental Life Insurance Maximum Benefit:	\$5,000	\$5,000	\$10,000.00	\$20,000	\$5,000	\$15,000	\$10,000	100% of elected amount of life insurance
Guarantee Issue Benefit:	100% of elected amount of life insurance	100% of elected amount of life insurance	\$10,000.00	100% of elected amount of life insurance	100% of elected amount of life insurance	\$15,000	\$10,000	100% of elected amount of life insurance

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Disability Results

STD Plan Design Comparison

Item 10.

Carrier	Mutual of Ohama – Current	Hartford	Lincoln	New York Life	Ochs	Prudential	Symetra
Plan Eligibility							
Class Description	All eligible employees	All eligible employees	All eligible employees	All eligible employees	All eligible employees	All Eligible Employees	All eligible employees
Plan Benefits and Features							
Benefit Duration	11 weeks	11 weeks	11 weeks	11 weeks	11 weeks	11 weeks	11 weeks
Benefit Percentage	60% of basic weekly earnings	60% of basic weekly earnings	60% of basic weekly earnings	60% of basic weekly earnings	60% of basic weekly earnings	60% of basic weekly earnings	60% of basic weekly earnings
Maximum Benefit	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Minimum Benefit Amount	\$15	\$15	\$25	\$15	\$15	\$15	\$15
Illness Elimination Period	14 calendar days	15 calendar days	14 calendar days	14 calendar days	14 calendar days	14 calendar days	14 calendar days
Accident Elimination Period	14 calendar days	15 calendar days	14 calendar days	14 calendar days	14 calendar days	14 calendar days	14 calendar days
Pre-Existing Condition Limitation	3/6	1/4	3/6	3/6	3/6	3/12	3/6
Portability	Included	Included	Included	Included	Not included	Not Included	Not Included

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LTD Pricing Comparison

Item 10.

Carrier	Current	Mutual of Omaha	Hartford	Lincoln	New York Life	Ochs	Prudential	Symetra Life
Volume	\$30,740,544	\$30,740,544	\$30,740,544	\$30,740,544	\$30,740,544	\$30,740,544	\$30,740,544	\$30,740,544
Voluntary LTD rate per \$100 of benefit	\$0.21	\$0.21	\$0.31	\$0.13	\$0.15	\$0.15	\$0.21	\$0.147
Monthly Premium	\$6,905	\$6,905	\$3,946	\$6,215	\$5,480	\$5,864	\$4,494	\$2,302
Annual Premium	\$82,862	\$82,862	\$47,350	\$74,576	\$65,764	\$70,367	\$53,926	\$27,621
Annual \$ Difference	-	-	\$30,741	-\$25,822	-\$18,444	-\$19,367	\$0	-\$19,367
Annual % Difference	-	-	48%	-40%	-29%	-30%	0%	-30%
Employer Contribution	100%	100%	100%	100%	100%	100%	100%	100%
Participation Requirements	100%	100	100%	100%	-	100%	100%	100%
Rate Guarantee	2 years	2 Years	3 years	3 years	3 years	3 years	3 years	3 years

Medical/RX, Life& Disability RFP Scoring

Item 10.

Medical/RX

Medical Plan Scoring Criteria	Points
Plan Design and Administration Services	35
Fees, Renewals, and Guarantees	35
Network and Disruption	15
References	10
Adherence to the Terms and Conditions of RFP	5
Total Available Points	100

Life & AD&D

Life & AD&D Scoring Criteria	Points
Cost and Value	30
Experience and Expertise	25
Service and Administration	20
Financial Stability and Ability to Obtain Insurance and Bonding	10
Technical Capabilities	10
Implementation and Transition Plan	5
Total Available Points	100

Disability

Disability Scoring Criteria	Points
Plan Design and Administration Services	40
Cost Effectiveness	40
Fees, Renewals, and Rate Guarantees	20
Total Available Points	100



FACILITIES

To: Mayor and Town Council

From: Chuck Ewings, Assistant Town Manager

Through: Mario Canizares, Town Manager

Re: Contract for Replacement of Rooftop HVAC Unit at Town Hall

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon authorizing the Town Manager to enter into an agreement with DynaTen Comfort Systems for the replacement of one rooftop air conditioning unit at Town Hall in the amount of \$61,933.

Description of Agenda Item:

Town Hall has four rooftop units providing air conditioning to the building. The units that were installed when the building was constructed are reconditioned units. Rooftop Unit 1 (RTU1) has experienced significant maintenance problems over the last two years and has become unreliable. The remaining three units are larger and do not have significant maintenance issues.

The proposed replacement unit also provides heat to support the existing radiant heat units inside the building. This unit serves the Town Council chambers and would ensure those attending public meetings are comfortable.

Budget Impact:

The proposed FY26 Capital Improvement Program includes \$300,000 for facility capital improvements as recommended by the Town Council CIP Subcommittee. A portion of these funds are intended for this project and would be available if approved by the Town Council. The vendor is a member of the TIPS cooperative purchasing program and this service has been competitively procured through that program.

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. Proposed agreement

Town Staff Recommendation:

Town Staff recommend that the Town Council authorize the Town Manager to enter into an agreement with DynaTen Comfort Systems for the replacement of one rooftop air conditioning unit at Town Hall in the amount of \$61,933.

Proposed Motion:

I move to authorize the Town Manager to enter into an agreement with DynaTen Comfort Systems for the replacement of one rooftop air conditioning unit at Town Hall in the amount of \$61,933.



Town of Prosper

Town of Prosper RTU 1 Replacement

Proposed Project Agreement

Proposal Number:

P03090

Proposal Date:

8/27/2025

Prepared For:

Town of Prosper
250 West First Street
Prosper, Texas 75078

Prepared By:

Scott Miller
817-994-9254
smiller@dynaten.com

PROJECT PROPOSAL
HVAC Comprehensive TIPS #25010501

Company

DynaTen
 4373 Diplomacy Road
 Fort Worth, Texas 76155
 Ph: 817-994-9254

Proposal Date: 8/27/2025

Proposal Number: P03090

Bill To Identity

Town of Prosper
 250 West First Street
 Prosper, Texas 75078
 Robert Cook

Agreement Location

Town of Prosper
 250 West First Street
 Prosper, Texas 75078
 Robert Cook

WE ARE PLEASED TO SUBMIT OUR PROPOSAL TO PERFORM THE FOLLOWING:

Dyna Ten Service will provide project services to **Town of Prosper**, located at the above address. **Regarding the installation of One (1) 17.5-Ton VAV Heat Pump Rooftop Unit.**

The Project will provide all labor and materials needed to accomplish the scope of work described in Scope of Work, attached to and a part of this agreement, all for the said amount of: **Sixty-One Thousand Nine Hundred Thirty-Three Dollars (\$61,933.00).** Applicable sales tax is additional to pricing. Payment of each invoice is due thirty (30) days from its date.

If parts or equipment prove to be defective, the Company will extend to the Client the benefits of any warranty the Company has received from the manufacturer. Removal and reinstallation of equipment or materials repaired or replaced under a manufacturer's warranty will be replaced at the Client's expense at the rates then in effect. Redundancy of equipment is the responsibility of the Client. If repairs are required whether warranty or non-warranty related, the Client, at its cost, will provide any equipment necessary to serve its needs.

This Proposal is in effect for a period of (30) thirty days after the above proposal date and can be extended beyond this period only at the option of the Company.

This work shall be provided in accordance with the terms and conditions contained herein. This Agreement shall constitute the entire agreement between us.

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Contractor*Scott Miller*

Signature (Authorized Representative)

Scott Miller

Name (Print/ Type)

817-994-9254

Phone

8/27/2025

P03090

Date

Proposal #

Customer

Signature (Authorized Representative)

Name (Print/ Type)

Title

Date

PO#

Contractor License No: TACLA12338C / M44262
 Regulated by The Texas Department of Licensing and Regulation
 P.O. Box 12157, Austin, Texas 78711
 1-800-803-9202, 512-463-6599
www.tdlr.texas.gov

Supplement

We propose to furnish all labor and materials needed to install (1) Trane 17.50-ton VAV Heat Pump RTU as follows:

Item I: Equipment and Material

Trane Precedent Model Product Data:

- Standard Efficiency
- Heat Pump
- 3 stages of cooling
- R-454B Refrigerant
- 460/60/3
- Symbio 700
- Economizer, DB with Barometric Relief
- Multiple Zone Variable Air Volume Standard Motor
- Through the Base Electric
- Non-Fused Disconnect Switch
- Powered 15A Convenience Outlet
- Advanced Controller with BACnet communications interface
- 3-year parts, coils & controls warranty
- 5-year compressor parts only warranty
- Field measure adapter curb to existing JCI J18ZJC00L curb
- 10-ton electric heat package 36-kw
- 15-ton electric heat package-kw
- Barometric Relief dampers

Scope:

- Check in with customer daily.
- Set up staging area in designated area.
- Stage material and tools on the roof at the units as needed.
- Lock out/Tag out each unit at the circuit breaker to make it safe for work.
- Recover existing refrigerant in the unit and dispose of per EPA requirements.
- Disconnect the existing Catwalk and reinstall if existing framing matches up with the new unit.
- Disconnect condensate lines, and electrical power wiring.
- Remove the existing unit from roof and set on trailer to be removed from the property.
- Install new gaskets on the existing roof curb to create seal between the existing roof curb and the curb adapter.
- Set up the crane on the Westside of the building to replace RTU 1. (Work schedule is planned to be on a Saturday while no one is occupying the building).
- Clear the crane and support trucks from the staging area, where equipment is hauled off and clean up the staging area.
- Connect unit condensate drains to the existing piping.
- Reconnect the power wiring to the new non-fused disconnects.
- Remove the Lock out/Tag out devices from downstairs breaker.
- Controls to be reconnected by others.
- Set up and verify system operation.
- Provide startup of the equipment and log operation of equipment.
- Perform post-job walk with the on-site contact and provide a written report.
- Cleanup work areas and haul off all the debris associated with this project.

Notes & Clarifications:

1. We are planning on reusing the existing circuit breakers and power wiring.
2. Customer will provide access to the facility during normal and off business hours.
3. The rooftop unit is being provided with BACnet Communication devices. All BAS Controls are excluded.
4. Please allow 6 to 8 weeks after we receive authorization for the equipment to be received and to schedule the work.
5. Additional repairs, if any, shall be submitted on another proposal for approval before such repairs are carried out.
6. All fire panel connections are to be done by others.
7. DynaTen excludes all sheetrock work or painting of any kind for this project.
8. All work to be performed during normal business hours 8:00 a.m. – 4:30 p.m. excepted as noted and completed in a timely manner. Company holidays excluded.

10. DynaTen will re-use the existing smoke detector installed in the duct work.
11. Sales tax not included except as noted.
12. The contractor is not responsible for existing code violations, if any.
13. Work not specifically itemized within this scope is not included in this agreement.
14. The contractor is not responsible for delays beyond its control.

Project Agreement Terms and Conditions

The following terms and conditions are incorporated into and a part of the agreement between Contractor and Customer (the "Agreement"):

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
2. Contractor warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of installation. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. CONTRACTOR MAKES NO OTHER WARRANTIES, EXCEPT AS DESCRIBED HEREIN, AND EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
3. Contractor may invoice Customer on a monthly basis. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately without notice or demand. In addition, if Contractor does not receive payment of a properly submitted invoice within thirty (30) days, Customer shall accrue a late charge on the balance outstanding at the lesser of (a) 1 1/2% per month of (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law.
4. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-materials basis at Contractor's rates then in effect) over the sum stated in this Agreement.
5. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.
6. In the event of a breach by Contractor of the terms of this Agreement, including without limitation Section 2, or in the event Customer incurs any liability in connection with the rendering of services by Contractor, Customer's sole remedy against Contractor shall be for Contractor to re-perform the services in accordance with the warranty or, if such services cannot be re-performed or such re-performance does not cure the breach or the liability, to refund to Customer the amount paid to Contractor under this Agreement, up to Customer's direct damages caused by such breach or liability. Notwithstanding the foregoing, in no event shall the liability of Contractor in connection with any products or services, whether by reason of breach of contract, tort (including without limitation negligence), statute or otherwise exceed the amount of fees paid by Customer to Contractor for those products or services. Further, in no event shall Contractor have any liability for loss of profits, loss of business, indirect, incidental, consequential, special, punitive, indirect or exemplary damages, even if Contractor has been advised of the possibility of such damages. In furtherance and not in limitation of the foregoing, Contractor shall not be liable in respect of any decisions made by Customer as a result of Contractor's services. Any action, regardless of form, against the Contractor relating to this Agreement, or the breach thereof, must be commenced within one (1) year from the date of the work.
7. Contractor shall not be liable for any delay, loss, damage or detention caused by acts or circumstances beyond its control including, without limitation, unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, war, acts of terrorism, action of the elements, forces of nature, or by any cause beyond its control.

8. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agent and employees from and against all claims, liabilities, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder or any act or omission arising out of or related to this Agreement, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor. Further, and notwithstanding the preceding sentence, Contractor shall be held harmless and shall not be liable to Customer for any claims, liabilities, damages, losses and expenses related to mold or to the creation of mold at Customer's location(s) and shall have no obligation to treat, identify or remove such mold.

9. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.

10. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.

11. In the event of significant delay or price increase of material or equipment occurring between the date of this proposal and the date of execution of the Subcontract through no fault of [DynaTen], the contract sum, contract schedule, and contract requirements shall be equitably adjusted in the Subcontract. A change in price of an item of material or equipment shall be considered significant when the price of an item increases >5% percent between the date of this proposal and the date of execution of the Subcontract.

12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted. As previously provided, Contractor shall be held harmless and shall not be liable for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify Customer of such substances, wastes and materials.

13. This Agreement is between Contractor and Customer alone, and neither intends that there be any third party beneficiaries to this Agreement. Without limiting the generality of the foregoing, by entering into this Agreement and providing services on Customer's behalf, Contractor is not assuming any duty or obligation to any of Customer's employees, vendors, clients, subcontractors, agents, shareholders, partners or members. Customer agrees to indemnify and hold Contractor harmless from and against any and all liabilities, losses, claims, costs, expenses and damages (including without limitation reasonable attorneys' fees) incurred by Contractor by reason of a claim brought against Contractor by any of Customer's employees, vendors, clients, subcontractors, agents, shareholders, partners or members with respect to the services provided by Contractor on Customer's behalf.

14. Each of the parties hereto is an independent contractor and neither party is, nor shall be considered to be, an agent, distributor or representative of the other. Neither party shall act or present itself, directly or indirectly, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

15. These terms and conditions, together with the attached documents, constitutes the entire agreement and understanding among the parties hereto and supersedes any and all prior agreements and understandings, oral or written, relating to the subject matter hereof. It sets forth the terms for the provision of any products or services Contractor may provide Customer, whether in connection with the particular engagement that is identified as the subject of this Agreement or otherwise, unless and until a written instrument is signed by an authorized representative of Contractor agreeing to different terms. This Agreement shall not be assignable by Customer and Contractor without the express prior written consent of either party. This Agreement shall be governed by and construed in accordance with the laws of the State of the Contractor's headquarters are located, without giving effect to that State's conflicts of laws principles.

16. If paying with credit card a 3% surcharge will be added to total project price.



FACILITIES

To: Mayor and Town Council

From: Chuck Ewings, Assistant Town Manager

Through: Mario Canizares, Town Manager

Re: Contract to Improve Town Hall North Parking Lot Drainage

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon authorizing the Town Manager to enter into an agreement with WOPAC Construction, Inc., to install an underground drainage system in the north parking lot of Town Hall in the amount of \$237,358.44.

Description of Agenda Item:

When Town Hall was constructed, no subsurface drainage was placed under the north parking lot. This has caused long periods of surface drainage after rain events and created areas that are slip hazards for pedestrians. This proposed project would install drains to carry water underground and provide a safer surface for pedestrians.

The Town currently has a contract with WOPAC Construction, Inc., that is being utilized for this project.

Budget Impact:

The FY25 Capital Improvement Program includes \$200,000 for this project as recommended by the Town Council CIP Subcommittee and approved by the Town Council. The remainder of the total \$237,358.44 is available from facility project savings and other unallocated funds.

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. Proposed agreement
2. Construction Plan

Town Staff Recommendation:

Town Staff recommend that the Town Council authorize the Town Manager to enter into an agreement with WOPAC Construction, Inc., to install an underground drainage system in the north parking lot of Town Hall in the amount of \$237,358.44.

Proposed Motion:

I move to authorize the Town Manager to enter into an agreement with WOPAC Construction, Inc., to install an underground drainage system in the north parking lot of Town Hall in the amount of \$237,358.44.

WOPAC Const. Inc.

P.O. Box 819
Prosper, TX 75078
972-562-8316
adamleachwopac@aol.com
wopacconst.com

Estimate

Estimate No:
Date:

2891
8/4/2025



Quote To:

Town of Prosper
P.O. Box 307
Prosper, TX 75078

WOPAC Construction Inc. hereinafter called the company, offers to furnish all labor, materials and equipment required for the performance of the following described work.

Job and Location: Town Hall Parking Lot Drainage Improvements.

Item	Description	Quantity	Unit	Rate	Amount
1	Mobilization	1		\$10,000.00	\$10,000.00
2	SWPP and erosion control.	1		\$5,500.00	\$5,500.00
3	Remove and dispose concrete pavement.	346	SY	\$41.32	\$14,296.72
4	Remove and dispose concrete sidewalk.	6	SY	\$300.00	\$1,800.00
5	Block Sodding	94	SY	\$60.00	\$5,640.00
6	Remove and Replace Mulch and plantings in parking island.	1	LS	\$3,500.00	\$3,500.00
7	Furnish and install 12" subsoil drain.	197	LF	\$72.00	\$14,184.00
8	Furnish and install 6" subsoil drain.	332	LF	\$55.00	\$18,260.00
9	Furnish and install 8" subsoil drain.	320	LF	\$64.00	\$20,480.00
10	Furnish and install 4" subsoil drains (within raised planters)	254	LF	\$49.00	\$12,446.00
11	Furnish and install 4" solid wall HDPE.	82	LF	\$61.00	\$5,002.00
12	Furnish and install 6" solid wall HDPE.	13	LF	\$73.00	\$949.00

Item	Description	Quantity	Unit	Rate	Am	
13	Furnish and install 12" solid wall HDPE.	91	LF	\$84.00	\$7,6	Item 12.
14	Furnish and install 18" solid wall HDPE.	166	LF	\$97.00	\$16,102.00	
15	Furnish and install 2'x2' curb inlet.	5	Ea	\$1,300.00	\$6,500.00	
16	Cut and connect to existing RCB.	2	Ea	\$1,500.00	\$3,000.00	
17	Tranch safety plan prep and implementation	1455	LF	\$5.00	\$7,275.00	
18	6" reinforced concrete pavement	346	SY	\$89.80	\$31,070.80	
19	6" flexbase.	346	SY	\$54.50	\$18,857.00	
20	6" concrete curb.	352	LF	\$29.00	\$10,208.00	
21	6" concrete sidewalk.	6	SY	\$64.00	\$384.00	
22	Remove, salvage and reinstall wheel stops.	2	EA	\$500.00	\$1,000.00	
23	Pavement markings.	1	Ea	\$7,100.00	\$7,100.00	
24	Bonding - Performance, Payment and Maint.	1		\$11,059.92	\$11,059.92	
25	Surveying.	1		\$5,100.00	\$5,100.00	

Grand Total \$237,358.44

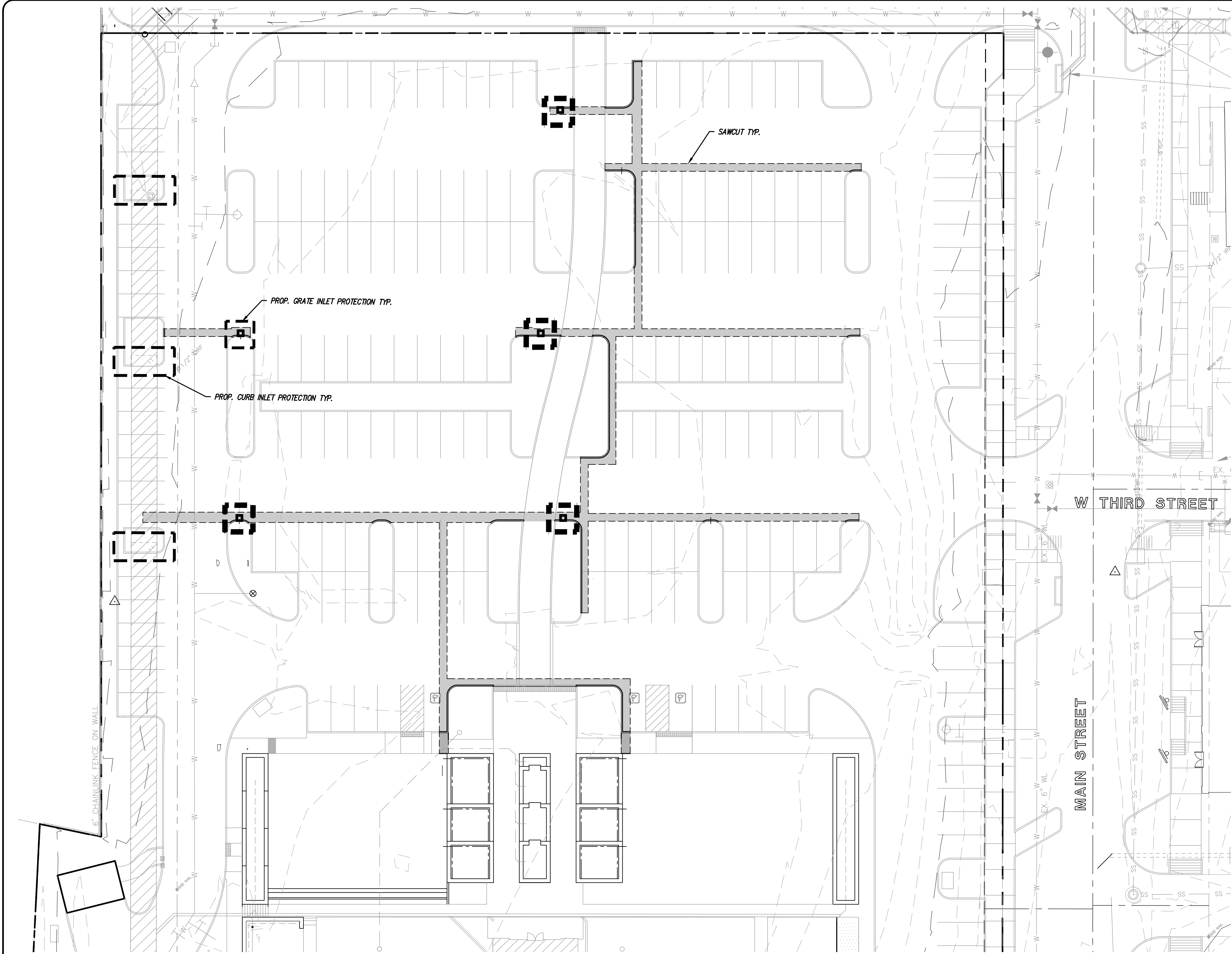
By: _____

By: _____

Day: _____

Wopac Const. Inc.

Drawing: T:\Projects\PRO24475\Eng-C3D\CAD\EROSION CONTROL PLAN.dwg at Jun 09, 2025-5:27pm by jpayne
Layout: EROSION CONTROL PLAN
Xrefs: XREF-BORDER.dwg - ZLE-AERIAL.dwg



LEGEND

PROP. 6" PAVEMENT REPAIR

PROP. 4" SIDEWALK PAVEMENT REPAIR

PROP. INLET PROTECTION

EX SD LINE

EX SD MANHOLE

EX SS LINE

EX SS MANHOLE

EX SS CLEANOUT

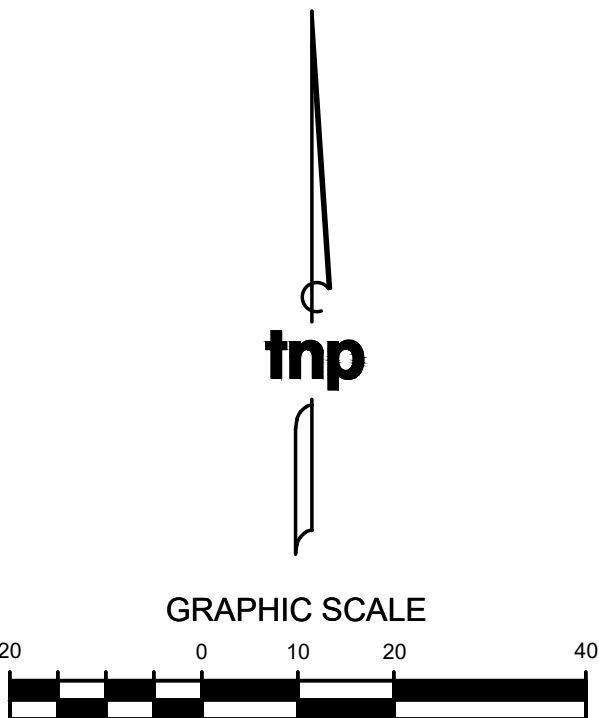
EX WATER LINE

EX FIRE HYDRANT

EX WATER VALVE

EX WATER METER

- NOTES:**
- CONTRACTOR SHALL INSTALL & MAINTAIN CURB INLET PROTECTION UNTIL PROJECT IS COMPLETE.
 - ALL DISTURBED AREA SHALL BE REVEGETATED WITH BLOCK SODDING. PROPOSED SOD SHALL MATCH EXISTING GRASS TYPE.



no.	revision	by	date



teague nall and perkins, inc

825 Waters Creek Blvd., Suite M300

Allen, Texas 75013

214.461.9867 ph 214.461.9864 fx

www.tnpsc.com

TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438

GBPE: PEF007431; TBAE: BR 2673

Jonathan A. Payne

124784

DATE: 6/9/25

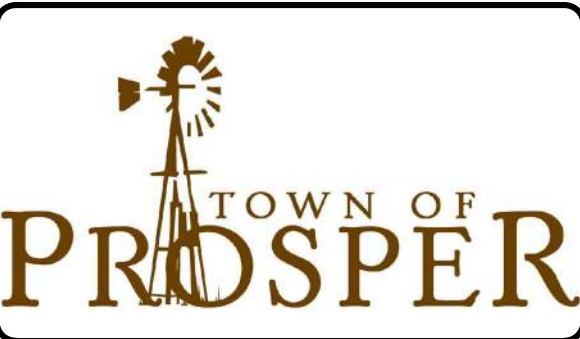
scale

when bar is 1 inch long

horiz 1" = 20'

vert N/A

JUN 2025



City of Prosper, Texas

Improvements for

PROSPER TOWN HALL SUBSURFACE DRAINAGE

EROSION CONTROL PLAN

tnp project

PRO24475

sheet

7



POLICE DEPARTMENT

To: Mayor and Town Council

From: Doug Kowalski, Police Chief

Through: Mario Canizares, Town Manager

Re: FY25 VERF Replacement Tahoe's Equipment & Installation

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon the approval of a Purchase Order for vehicle equipment and installation in six (6) 2025 Chevrolet Tahoe's (FY25 VERF Replacement) from DANA Safety Supply, Inc. utilizing BuyBoard Contract #698-23 in the amount of \$153,887.

Description of Agenda Item:

This purchase is for vehicle equipment and installation in six (6) 2025 Chevrolet Tahoe's (FY25 VERF Replacement) from DANA Safety Supply, Inc.

Budget Impact:

Vehicle equipment and installation in six (6) 2025 Chevrolet Tahoe's (FY25 VERF Replacement) in the amount of \$153,887.23 for FY25 budget, account #61020210-61450.

Attachments:

1. Quotes (2) DANA Safety Supply, Inc.
2. BuyBoard Contract #698-23

Town Staff Recommendation:

Town Staff recommend that the Town Council approve a Purchase Order for vehicle equipment and installation in six (6) 2025 Chevrolet Tahoe's (FY25 VERF Replacement) from DANA Safety Supply, Inc. utilizing BuyBoard Contract #698-23 in the amount of \$153,887.

Proposed Motion:

I move to approve a Purchase Order for vehicle equipment and installation in six (6) 2025 Chevrolet Tahoe's (FY25 VERF Replacement) from DANA Safety Supply, Inc. utilizing BuyBoard Contract #698-23 in the amount of \$153,887.

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	590546-H
Customer No.	PROSPERPD

Bill To

PROSPER POLICE DEPARTMENT
 250 WEST FIRST STREET
 Prosper, TX 75078

Ship To

(For Pickup)
 MESQUITE TX WAREHOUSE
 3301 INNOVATIVE WAY
 MESQUITE, TX 75149

Contact: STEPHANIE MAYS
Telephone: 972-569-1028
E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVENS@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.		Customer PO Number		Payment Method		
08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT				NET30		
Entered By			Salesperson			Ordered By		Resale Number	
Blake Hadsell			Bryan Stevens- Mesquite			STEPHANIE MAYS			
Order Quantity	Approve Quantity	Tax	Item Number / Description				Unit Price	Extended Price	
0	0	N	INFO BUYBOARD 698-23 Warehouse: MESQ				0.0000	0.00	
2	2	N	INFO 2025 CHEVY TAHOE-PATROL Warehouse: MESQ				0.0000	0.00	
4	4	N	INFO PROSPER POLICE DEPT Warehouse: MESQ				0.0000	0.00	
0	0	N	INFO FRONT OF VEHICLE Warehouse: MESQ				0.0000	0.00	
4	4	Y	BK1683TAH25 SMC CUSTOM LIGHT-READY PB450LR4 ALUM BUMPER Warehouse: MESQ				350.3500	1,401.40	
16	16	N	EMPS2STS5RBW SOI MPOWER FASCIA 4"18-LED STUD MNT RED/BLUE/WHITE Warehouse: MESQ				119.0000	1,904.00	
8	8	N	EMPSC07ML-8 SOI 1.5' Pigtail, Clr Hsng/Lens,36LED RBW Warehouse: MESQ MOUNT ON SIDES OF PUSH BUMPER				252.0000	2,016.00	

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Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	Y	PMP8BZL01B SOI MPOWER 7X3 BLACK BEZEL Warehouse: MESQ for use with mpower 7x3 Lights		22.0000	176.00
4	4	Y	EMPTC00WYV SOI, MPWR TRFC CNTRL, 26", 4MOD, RBW/RBW, 3CLR Warehouse: MESQ OBSOLETE - USE EMPTC01N14 26" 4 Head Front mpower® Traffic Controller w/ 15' LIN DSC Technology (PAS) T18 T18 T18 T18 (DRV) RBW RBW RBW RBW X Housing Color - Black Extrusion Lens Color - All Clear Lenses Accessories - PNFLBSPLT1 Mount Kit - PMPTCM07 (x2) X-Long 7-Hole		595.0000	2,380.00
0	0	N	INFO SIDE OF VEHICLE Warehouse: MESQ		0.0000	0.00
8	8	N	PMP8WDGB02 SOI MPOWER 4X2" 15 DEGREE WEDGE BLACK Warehouse: MESQ		7.8000	62.40

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Blake Hadsell		Bryan Stevens- Mesquite			STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
8	8	N	EMPSA05BU-8 SOI MPOWER 4X2 36-LED QUICK MNT R/B/W, Black HSNG Warehouse: MESQ 4"x2" mpower Fascia with Quick Mount 36 LED 9-32 Volt SAE with 1.5' Pigtail Black Housing with Clear Lens RED/BLU/WHT FORWARD FACING ON SIDE MIRROR			171.0000	1,368.00
8	8	Y	ESLRL61158 SOI, SL RUNNING, 61", 5MOD, R/B/W, 3CLR/TRIO Warehouse: MESQ SL Running Light, 61" - 5 Module, Tricolor Red/Blue/White NEW BLUEPRINT SL RUNNING LIGHT			295.0000	2,360.00
8	8	N	PSLVBK03 SOI NLINE RUNNING LIGHTS MOUNT 2021 TAHOE Warehouse: MESQ			35.0000	280.00
0	0	N	INFO INSIDE OF VEHICLE Warehouse: MESQ			0.0000	0.00

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Entered By			Salesperson	Ordered By	Resale Number	
Blake Hadsell			Bryan Stevens- Mesquite	STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
4	4	Y	EMPLB01KEN-4Q7 SOI, MPWR LBAR, 55", RBW/RBW, RBW/RBA/RBW, HK38 Warehouse: MESQ 55"/140cm 10-32 Volt MPOWER 6 INCH LED LIGHTBAR W/ 15' LIN DSC TECHNOLOGY /T12//T12//T18 T18 T18 T18 T18 T18 T12\\T12\\ /RBW//RBW/ RBW RBW RBW RBW RBW RBW \\RBW\\RBW\\ T12 SILVER O T12 RBW CLEAR O RBW \\T12\\T12\\ T18 T18 T18 T18 T18 T18 T18 T12//T12/ \\RBW\\RBW\\RBA RBA RBA RBA RBA RBA RBA /RBW//RBW/ Accessories - PNFLBSPLT1, AUTO-DIM Mount - Fixed Height Mount (PMPLBK08) Hook - PNFLBF38 Vehicle - Chevrolet Tahoe (2021-24)		2,935.0000	11,740.00
4	4	N	ENGSA5200RSP SOI 500 SERIES 200WATT DUAL TONE BTNN SIREN Warehouse: MESQ		750.0000	3,000.00
8	8	N	ETSS100J5 SOI SPEAKER AND BRACKET Warehouse: MESQ 100J series composite speaker w/ universal bail brkt-100 watt		190.0000	1,520.00
4	4	N	ENGLMK001 SOI BLUPRINT LINK FOR 2021 TAHOE Warehouse: MESQ		300.0000	1,200.00

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Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price	
4	4	N	ENGSYMD01 SOI SOUND OFF / BLUEPRINT SYNC MODULE Warehouse: MESQ			200.0000	800.00	
16	16	N	ENGND04102 SOI 10 OUTPUT REMOTE NODE W/ MAGNETIC I.D. Warehouse: MESQ			190.0000	3,040.00	
16	16	Y	ENGHNK06 SOI 10FT REMOTE NODE HARNESS Warehouse: MESQ			90.0000	1,440.00	
4	4	N	ETSKLF101 SOI LOW FREQUENCY AFTERSHOCK SIREN W/1 SPEAKERS Warehouse: MESQ LF Aftershock Siren System, includes: 100 Watt Speaker, 200 Watt Amplifier and Universal Bracket			450.0000	1,800.00	
4	4	N	ETSSLFVBK14 SOI 2021 TAHOE AFTERSHOCK PASS SIDE SPKR BKT Warehouse: MESQ			56.5500	226.20	
0	0	N	INFO REAR OF VEHICLE Warehouse: MESQ			0.0000	0.00	

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Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
4	4	Y	EMPAK018AV SOI, MPWR ARRW, REAR, 8MOD, 2021-24 TAHOE, RBA/RBA Warehouse: MESQ Chevrolet Tahoe (2021-24) 8 Mod Split Rear w/ 4" Modules (DRV) T18 T18 T18 T18 T18 T18 T18 (PAS) RBA RBA RBA RBA X X RBA RBA RBA RBA Accessories: PNFLBSPLT1 LIN DSC w/ Breakout Box (Included)		1,200.0000	4,800.00
8	8	N	PMP1BK003 SOI MPOWER REAR WEDGE KIT FOR PILLAR Warehouse: MESQ		49.0000	392.00
24	24	N	EMPS1QMS4RBW SOI MPOWER FASCIA 3" 12-LED QUICK MNT RED/BLUE/WHITE Warehouse: MESQ		105.0000	2,520.00
16	16	N	EMPSA05C3-8 SOI MPOWER 4X2 36-LED STUD MNT RED/BLUE/WHITE Warehouse: MESQ 4"x2" mpower Fascia with Stud Mount 36 LED 9-32 Volt SAE with 1.5' Pigtail Black Housing with Clear Lens RED/BLU/WHT MOUNTED IN REAR QUARTER GLASS IN SHROUDS		171.0000	2,736.00

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08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	N	PMPSAWSDDDB SOI 4X2 MPOWER DUAL WINDOW SHROUD-BLACK Warehouse: MESQ		26.6500	213.20
8	8	N	EMPSA05BU-8 SOI MPOWER 4X2 36-LED QUICK MNT R/B/W, Black HSNG Warehouse: MESQ 4"x2" mpower Fascia with Quick Mount 36 LED 9-32 Volt SAE with 1.5' Pigtail Black Housing with Clear Lens RED/BLU/WHT MOUNTED REAR LICENSE PLATE		171.0000	1,368.00
8	8	Y	EMPS2QMS5RBW SOI, MPWR FASCIA, 4", QM, BLK HSG, RED/BLU/WHT Warehouse: MESQ mpower® 4" Fascia Light w/ Quick Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 18 LED, Tricolor - Red/Blue/White		119.0000	952.00
8	8	N	MOUNTED UNDER REAR HATCH WHEN OPEN FACING REAR 3SRCCDCR WEC 3" RND SUPER-LED COMPARTMENT SPLIT R/C Warehouse: MESQ RED & WHITE LEDS HAVE SEPERATE CONTROLS *****		58.5000	468.00

Print Date	09/03/25
Print Time	04:54:47 PM
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Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	Y	EMPS2001J-8 SOI, MPWR FASCIA, 4", SM, BLK HSG, RED/BLU/WHT Warehouse: MESQ 4" mpower Fascia with Screw Mount, 18 LED 9-32 Volt SAE with 1.5' Pigtail Black Housing with Clear Lens, RED/BLU/WHT BOTTOM OF REAR HATCH WHEN OPEN		119.0000	952.00
0	0	N	INFO INSIE OF VEHICLE Warehouse: MESQ		0.0000	0.00
4	4	N	EWLPT005 SOI Scenelite SI7 Exterior Light Warehouse: MESQ MOUNT ON REAR HATCH		103.5000	414.00
4	4	Y	CONTROLLED BY SWITCH ON D PILLAR AC-21TH-CPMNT TROY 2021-24 TAHOE CARGO MOUNT, 4 PIECE Warehouse: MESQ		302.0000	1,208.00
4	4	Y	AC-21TH-CPMNT EM21THCRGDCKSSTK2DWR TROY 2022 Cargo Deck Fort Worth Spec Warehouse: MESQ PART# EM-21TH-CRGDCK-SSTK-2DWR		2,300.0000	9,200.00

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4	4	N	PS-21TH-OS-R-FX-DSL TROY PRISONER SEAT WITH OS BELTS 2021 TAHOE Warehouse: MESQ			1,548.3000	6,193.20
4	4	N	KIT-TP-SL1-21TH-SS TROY 21TAH PARTITION KIT Warehouse: MESQ			783.9000	3,135.60
4	4	N	KIT-TP-SL1-21TH-SS Includes FS Partition, Partition Mounting Kit and 3 pc. Kick Panel DK0100TAH21 SMC 2021 TAHOE BLK TPO DOOR PANELS COVERS OEM PANELS Warehouse: MESQ			195.0000	780.00
4	4	N	DK0100TAH21 WK0514TAH21 SMC REAR WINDOW BARRIER Warehouse: MESQ			195.0000	780.00
0	0	N	WK0514TAH21 INFO CONSOLE Warehouse: MESQ			0.0000	0.00

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Entered By			Salesperson			Ordered By		Resale Number	
Blake Hadsell			Bryan Stevens- Mesquite			STEPHANIE MAYS			
Order Quantity	Approve Quantity	Tax	Item Number / Description				Unit Price	Extended Price	
4	4	Y	KIT-CC-25TH-18L-FW TROY CONSOLE KIT, 2025 TAHOE Warehouse: MESQ Includes components: CC-25TH-0909-OS-L SP-25TH-BL07-N AC-RAIL-7N-TH X2 CM-SDMT-SL-LED FP-USBC-2DC AC-INBHG AC-TB-ARMMNT-58				1,250.0000	5,000.00	
4	4	N	FP-SO500-R TROY 500 SERIES CONTROLLER FACEPLATE Warehouse: MESQ				0.0000	0.00	
4	4	N	FP-SO500-R FP-MXTL2500 TRO 3 FACEPLATE FOR MOTAROLA RADIO (REMOTE) Warehouse: MESQ				0.0000	0.00	
4	4	N	FP-BLNK2SW1 TRO 2" (1) 1.5 x .88 rocker switch cut-out Warehouse: MESQ				0.0000	0.00	
8	8	N	091-219-5 KUSSMAUL DUAL USB PORT 4.8AMPS Warehouse: MESQ				42.2500	338.00	

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	590546-H
Customer No.	PROSPERPD

Bill To

PROSPER POLICE DEPARTMENT
 250 WEST FIRST STREET
 Prosper, TX 75078

Ship To

(For Pickup)
 MESQUITE TX WAREHOUSE
 3301 INNOVATIVE WAY
 MESQUITE, TX 75149

Contact: STEPHANIE MAYS
Telephone: 972-569-1028
E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVENS@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	N	C-HK-LP HAV Hardware Kit Complete with Lighter Socket Warehouse: MESQ		15.5000	124.00
8	8	N	MMSU-1 MAGNETIC MIC SINGLE UNIT CONVERSION KIT Warehouse: MESQ		31.4600	251.68
1	1	Y	DSS-DSH-UTA-001 ROK CUSTOM KIT FOR UTA Warehouse: MESQ		540.6000	540.60
4	4	Y	CUSTOM KIT FOR PD MB01-19005GB-GA ROK BROS NETCLOUD R1900 ROUTER Warehouse: MESQ		1,499.2500	5,997.00
4	4	Y	1-yr NetCloud Mobile Performance Essentials Plan and R1900 router with WiFi (5G modem), no AC power supply or antennas, Global WGB-0708A WGA M500 ICV SYSTEM W/RCAM V300 WIFI DCK,SPS Warehouse: MESQ M500 ICV SYSTEM W/RCAM, V300 WIFI DOCK		6,315.0000	25,260.00

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Page No. 11

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Telephone: 817-909-3639
E-mail: BSTEVENS@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
4	4	Y	MISC MOTOROLA: LSV07S05295A Warehouse: MESQ		0.0000	0.00
4	4	Y	3YEAR ESSENTIAL WITH ADVANCED REPLACEMENT M500 WGB-0189A MOTO MTK CONF KIT, 802.11AC, M500PE, 6GHZ ANT Warehouse: MESQ		327.0000	1,308.00
4	4	Y	MTIK CONF KIT,802.11AC,M500POE,5GHZA NT WGP02225-230-KIT MOTO BRKT KIT DISP/HMIC/CAM TAHOE/SILV 2021 Warehouse: MESQ		0.0000	0.00
4	4	Y	BRKT KIT DISP/HMIC/CAM TAHOE/SILV 2021 WGW00122-303 MOTO IN-CAR VIDEO SYSTEM CONFIG. SERVICE Warehouse: MESQ IN-CAR VIDEO SYSTEM CONFIGURATION SERVICE		333.0000	1,332.00

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Page No.	12

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	590546-H
Customer No.	PROSPERPD

Bill To

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 250 WEST FIRST STREET
 Prosper, TX 75078

Ship To

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Quote Date	Ship Via		F.O.B.		Customer PO Number		Payment Method		
08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT				NET30		
Entered By			Salesperson			Ordered By		Resale Number	
Blake Hadsell			Bryan Stevens- Mesquite			STEPHANIE MAYS			
Order Quantity	Approve Quantity	Tax	Item Number / Description				Unit Price	Extended Price	
4	4	Y	WGP02400-510 Evidence Library, 4RE Annual Device License & Support Warehouse: MESQ				195.0000	780.00	
1	1	Y	VIDEOMANAGER EL, IN-CAR VIDEO SYSTEM ANNUAL LICENSE MISC MOTO: VideoManager (ANNUAL FEE) Warehouse: MESQ				887.4500	887.45	
4	4	Y	VideoManager EL or EX: Video Evidence Management Annually GP-IN2850 ROK 7 IN 1 ANTENNA Warehouse: MESQ				450.0000	1,800.00	
4	4	Y	C23F-5M ROK FME(ftd) MPL(ftd) 5m CS23 cable Warehouse: MESQ				22.0000	88.00	
4	4	Y	AFM-835 ROK PRE WIRE ANTENNA PARTS Warehouse: MESQ				18.0000	72.00	
0	0	N	INFO GUN LOCK Warehouse: MESQ				0.0000	0.00	

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	590546-H
Customer No.	PROSPERPD

Bill To

PROSPER POLICE DEPARTMENT
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 Prosper, TX 75078

Ship To

(For Pickup)
 MESQUITE TX WAREHOUSE
 3301 INNOVATIVE WAY
 MESQUITE, TX 75149

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Telephone: 972-569-1028
E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVENS@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.		Customer PO Number	Payment Method	
08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT			NET30	
Entered By		Salesperson			Ordered By		Resale Number
Blake Hadsell		Bryan Stevens- Mesquite			STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
4	4	N	GK10342UHK SMC DUAL VERTICAL LOCK W/ 2 UNIVERSAL LOCKS Warehouse: MESQ			385.0000	1,540.00
0	0	N	CUSTOMER SUPPLIED CUSTOMER SUPPLIED EQUIPMENT Warehouse: MESQ CUSTOMER SUPPLIED RADIO, COMPUTER, DOCKING STATION			0.0000	0.00
4	4	Y	5032B BLUE SEA SYSTEM FUSE BLOCK ST BLADE Warehouse: MESQ			45.0000	180.00
4	4	N	5026B BLUESEA FUSE ST BLOCK Warehouse: MESQ			40.0000	160.00
4	4	N	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: MESQ LOOM, WIRE, HARDWARE, CONNECTORS, ETC *****			550.0000	2,200.00
4	4	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: MESQ			4,800.0000	19,200.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	590546-H
Customer No.	PROSPERPD

Bill To

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E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVEN@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method		
08/18/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30		
Entered By		Salesperson		Ordered By		Resale Number	
Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS			
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
			<div>Approved By: _____</div> <div><input type="checkbox"/> Approve All Items & Quantities</div> <div>Quote Good for 30 Days</div>				

Print Date	09/03/25
Print Time	04:54:47 PM
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Subtotal	139,884.73
Freight	2,500.00
Order Total	1

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	588148-B
Customer No.	PROSPERPD

Bill To
PROSPER POLICE DEPARTMENT 250 W 1st St Prosper, TX 75078

Ship To
(For Pickup) MESQUITE TX WAREHOUSE 3301 INNOVATIVE WAY MESQUITE, TX 75149

Contact: STEPHANIE MAYS
Telephone: 972-569-1028
E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVENS@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.		Customer PO Number		Payment Method		
07/31/25	UPS GROUND FREIGHT		QUOTED FREIGHT				NET30		
Entered By			Salesperson			Ordered By		Resale Number	
Blake Hadsell			Bryan Stevens- Mesquite			STEPHANIE MAYS			
Order Quantity	Approve Quantity	Tax	Item Number / Description				Unit Price	Extended Price	
1	1	N	INFO PROSPER PD Warehouse: MESQ				0.0000	0.00	
2	2	N	INFO 2025 CHEVY TAHOE Warehouse: MESQ				0.0000	0.00	
2	2	Y	ENFWB01G2K SOI, NFILB, FRNT, 8MOD, 2021-25 TAHOE, RBW/RBW Warehouse: MESQ Chevrolet Tahoe (2021-25) Split Front (DRV) T18 T18 T18 T18 T18 T18 T18 T18 (PAS) RBW RBW RBW RBW RBW RBW RBW RBW Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included)				1,045.0000	2,090.00	
2	2	Y	ENFWB01EGL SOI, NFILB, REAR, 8MOD, 2021-25 TAHOE, RBA/RBA Warehouse: MESQ Chevrolet Tahoe (2021-25) Solid Rear (DRV) T18 T18 T18 T18 T18 T18 T18 T18 (PAS) RBA RBA RBA RBA RBA RBA RBA RBA Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included)				1,045.0000	2,090.00	
2	2	Y	ENGSA5100HPP SOI, 500 SERIES HH 100W CNTRL, +VOICE PLBK Warehouse: MESQ				750.0000	1,500.00	

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	588148-B
Customer No.	PROSPERPD

Bill To
PROSPER POLICE DEPARTMENT 250 W 1st St Prosper, TX 75078

Ship To
(For Pickup) MESQUITE TX WAREHOUSE 3301 INNOVATIVE WAY MESQUITE, TX 75149

Contact: STEPHANIE MAYS
Telephone: 972-569-1028
E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVENS@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/31/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: MESQ 100J series composite speaker w/ universal bail brkt-100 watt		190.0000	380.00
2	2	Y	ETSSVBK07 SOI 2021 TAHOE SPEAKER BRACKET ASSY FOR 2 100J SPEAKER Warehouse: MESQ		31.2500	62.50
2	2	Y	7189B-BSS Blue Sea 150A Circuit Breaker Warehouse: MESQ Circuit Breaker Buss 285 SfcMt 150A (FLM- 5)		50.0000	100.00
2	2	Y	5032B BLUE SEA SYSTEM FUSE BLOCK ST BLADE Warehouse: MESQ		50.0000	100.00
2	2	Y	TINT Vehicle Window Tint Per Customers Specs Warehouse: MESQ FRONT TINT STRIP		100.0000	200.00
2	2	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: MESQ LOOM, WIRE, HARDWARE, CONNECTORS, ETC *****		300.0000	600.00

Print Date	07/31/25
Print Time	12:58:11 PM
Page No.	2

Printed By: Bryan Stevens

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	588148-B
Customer No.	PROSPERPD

Bill To

PROSPER POLICE DEPARTMENT
 250 W 1st St
 Prosper, TX 75078

Ship To

(For Pickup)
 MESQUITE TX WAREHOUSE
 3301 INNOVATIVE WAY
 MESQUITE, TX 75149

Contact: STEPHANIE MAYS
Telephone: 972-569-1028
E-mail: SMAYS@PROSPERTX.GOV

Contact: BRYAN STEVENS
Telephone: 817-909-3639
E-mail: BSTEVEN@DANASAFETYSUPPLY.COM

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/31/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Blake Hadsell		Bryan Stevens- Mesquite		STEPHANIE MAYS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: MESQ Approved By: _____ <div><input type="checkbox"/> Approve All Items & Quantities</div> Quote Good for 30 Days		2,040.0000	4,080.00

Print Date	07/31/25
Print Time	12:58:11 PM
Page No.	3

Printed By: Bryan Stevens

Subtotal	11,202.50
Freight	300.00
Order Total	



Vendor Contract Information Summary

Vendor	Dana Safety Supply, Inc.
Contact	Mark Sevigny
Phone	8133484866
Email	bids@danasafetysupply.com
Vendor Website	https://danasafetysupply.com/
TIN	27-1557226
Address Line 1	7800 Breen Drive
Address Line 2	Bldg B
Vendor City	Houston
Vendor Zip	77064
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Net 30 days
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Common Carrier
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	No
MWBE	No
ESCs	All Texas Regions
States	All States
Contract Name	Public Safety and Firehouse Supplies and Equipment
Contract No.	698-23
Effective	04/01/2023
Expiration	03/31/2026
Accepts RFQs	Yes



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: Lot Frontage Waiver for Teel 380 Addition, Block A, Lot 7

Town Council Meeting – September 16, 2025

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

Agenda Item:

Consider and act upon a request for a Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located on the northwest corner of Teel Parkway and University Drive (US 380). (WAIV-25-0004)

Description of Agenda Item:

The previously approved Preliminary Site Plan (D22-0021) showed 13 lots in total with multiple lots not having frontage onto public right-of-way. The approved conveyance plat (DEVAPP-25-0072) showed 9 lots with Lot 7 not having frontage onto public right-of-way. In Article 10.03, Section 137 (§ 10.03.137) of the Town's Subdivision Ordinance, it is acknowledged that certain nonresidential developments may contain lots that cannot achieve access to a public street and allows for Town Council to grant a waiver if adequate access including required fire lanes are provided through dedicated public access easements from a public street. A subdivision waiver to regulations within the Subdivision Ordinance may be approved only when, in the decision-maker's opinion, undue hardship will result from strict compliance to the regulations.

The following criterion should be considered when evaluating a waiver request:

- The nature of the proposed land use involved and existing uses of the land in the vicinity.
- The number of persons who will reside or work in the proposed development.
- The effect such subdivision waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

The following findings should be presented when evaluating a waiver request:

- There are special circumstances or conditions affecting the land involved or other physical conditions of the property such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of his or her land.
 - Lot 7 was approved on the preliminary site plan without lot frontage. Subsequently, the site plan and final plat were approved. The property is under construction. Adequate fire lane access is provided to the site.
- That the subdivision waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the subdivision waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area
 - If the waiver is granted, the property will be able to be final platted in the configuration that was approved prior to construction.
- That the granting of the subdivision waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this subdivision ordinance.
 - This lot is centered in a retail development and will not affect the orderly subdivision of other lands.

Additionally, waivers should meet the minimum degree of variation of requirements necessary to meet the objective of the applicant requesting the waiver and should not violate or conflict with any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the town.

Access:

Access will be provided from Teel Parkway and University Drive through cross-access interior to the retail development.

Companion Item:

As a companion item, the Conveyance Plat (DEVAPP-25-0072) is on this Town Council agenda.

Budget Impact:

There is no budgetary impact affiliated with this item.

Attached Documents:

1. Location Map
2. Waiver Request Letter
3. Previously Approved Preliminary Site Plan (D22-0021)
4. Approved Conveyance Plat (DEVAPP-25-0072)
5. Approved Site Plan (DEVAPP-24-0006)
6. PowerPoint Slides

Town Staff Recommendation:

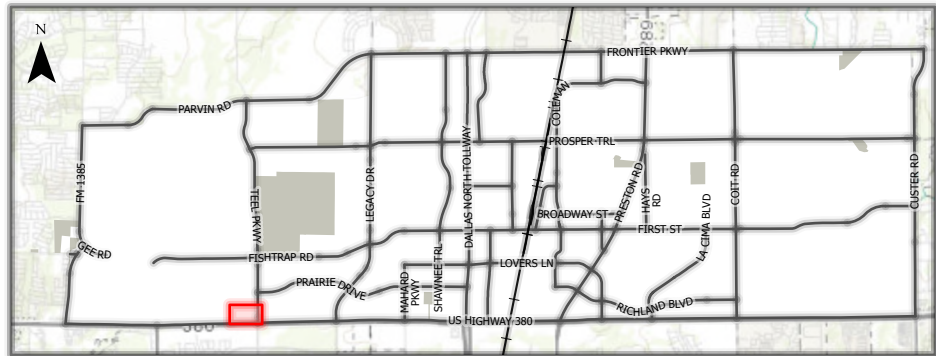
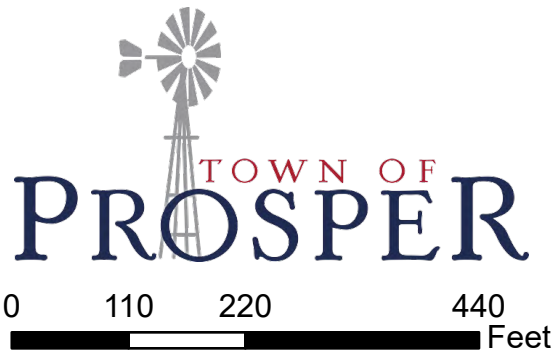
Town Staff recommends approval of the Lot Frontage Waiver for Teel 380 Addition, Block A, Lot 7.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 6-0 (Chair Daniel absent) at their meeting on September 2, 2025.

Proposed Motion:

I move to approve/deny a request for a Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located on the northwest corner of Teel Parkway and University Drive (US 380).



WAIV-25-0004

Teel 380 Addition,
Block A, Lot 7

July 16, 2025

Ms. Suzanne Porter
Town of Prosper - Planning
250 W. First Street
Prosper, TX 75078

RE: US 380 & Teel Parkway Frontage Waiver- Lot 7

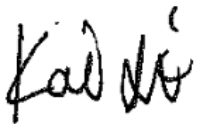
Please accept this letter as a formal request for a subdivision waiver in accordance with Section 10.03.171(f) of the Town of Prosper Code of Ordinances for the property located at Block A, Lot 7 of the Teel 380 Addition.

Teel Lot 7 is a nonresidential development that will provide retail services to the Town of Prosper as part of the larger Teel 380 Addition. Lot 7 does not have direct frontage to either US Highway 380 or Teel Parkway, but it has adequate access and circulation due to the existing and proposed firelane and access easements across the development.

Teel Lot 7 would constitute a site that qualifies for a frontage waiver on several grounds. Teel Lot 7 will still have adequate visibility, and the overall development will have 4 access points along the frontage of Teel Parkway and US Highway 380; 2 along Teel, and 2 along 380. The proposed and existing firelanes in the overall Teel 380 development will provide sufficient access which will not be detrimental to the traffic conditions, public health, safety, convenience, or welfare in the vicinity.

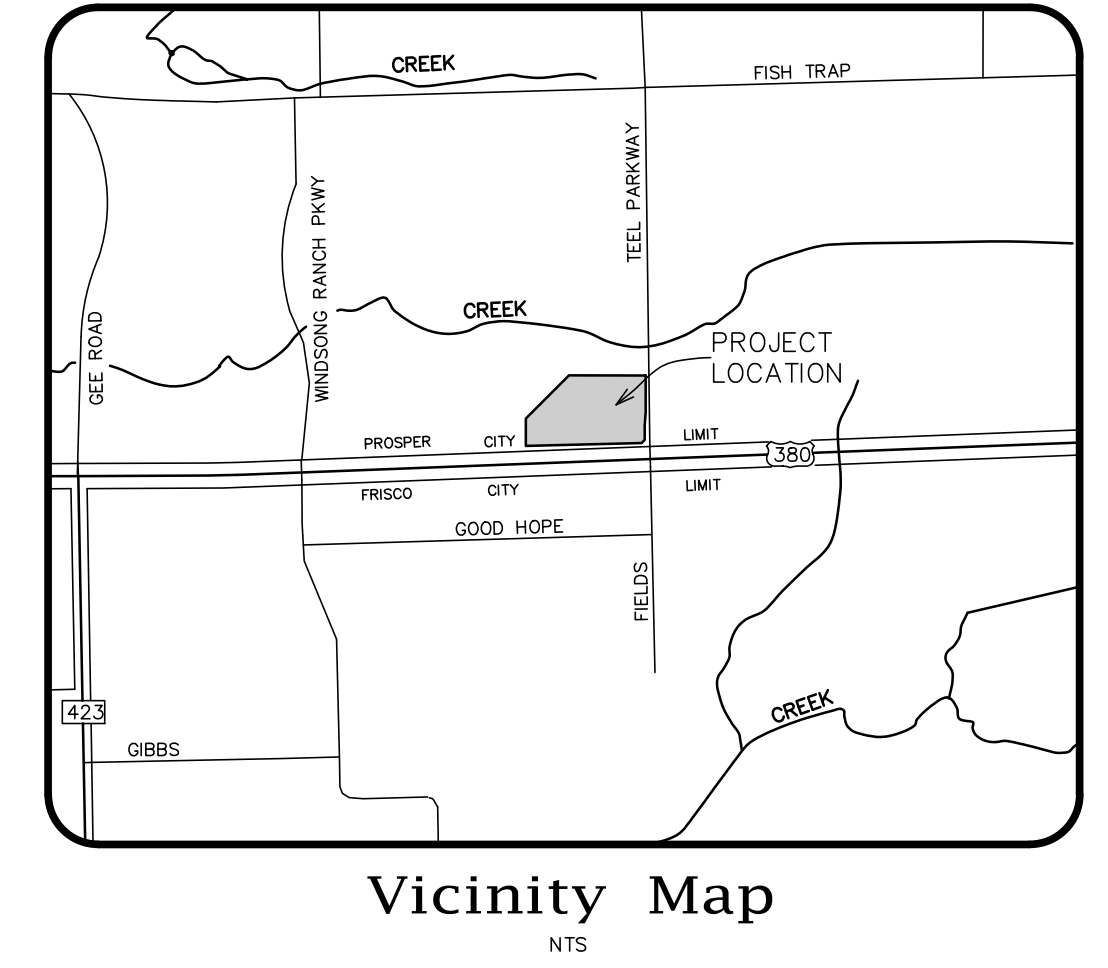
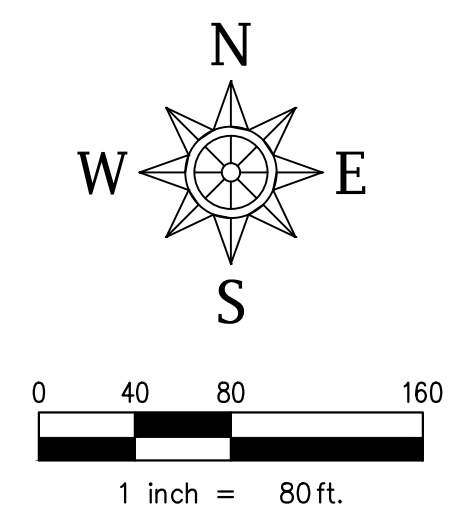
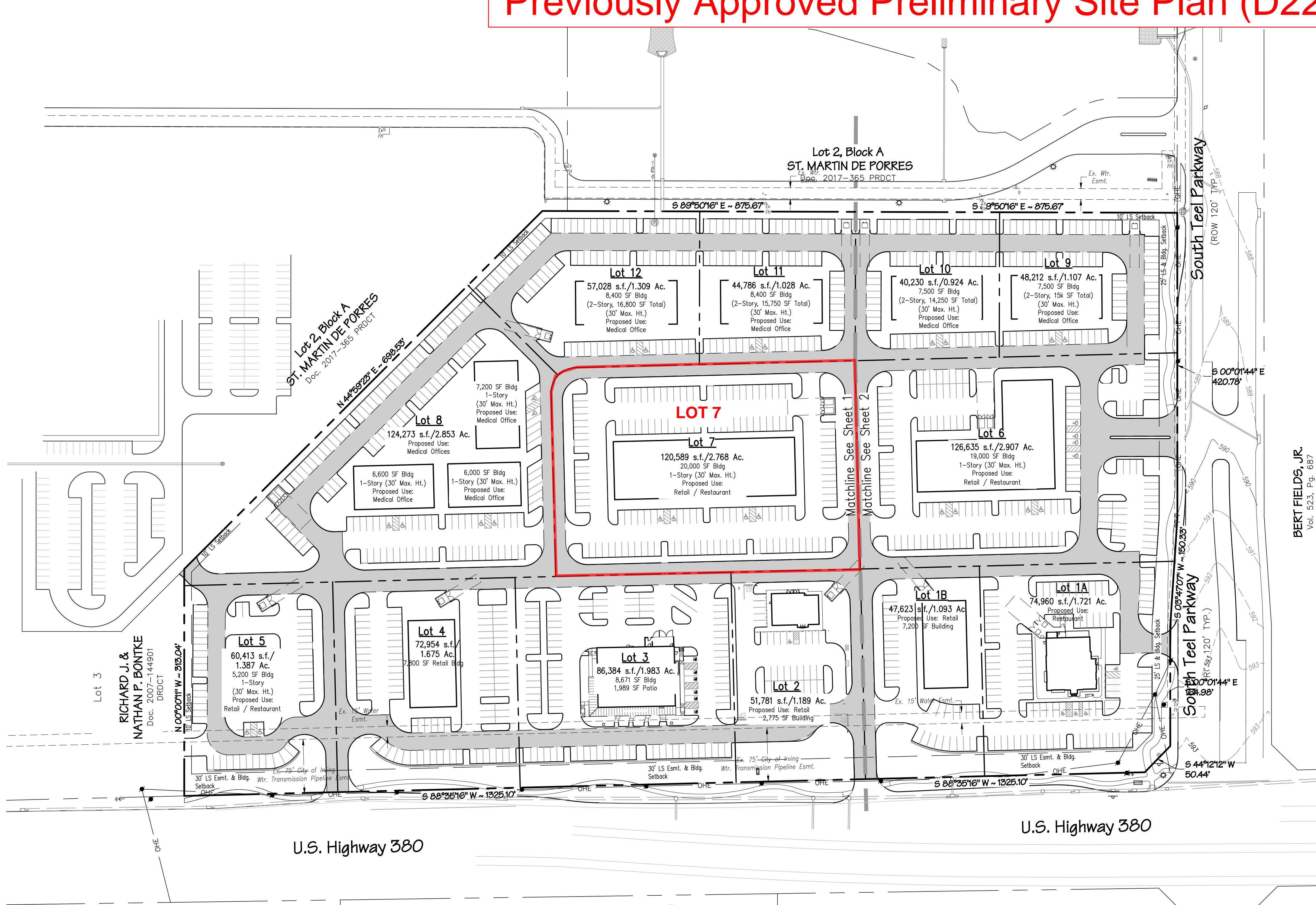
Please feel free to contact me with any questions or concerns.

Sincerely,
SPIARS ENGINEERING, INC.



Karis Smith, P.E.
501 W President George Bush Hwy, Ste 200,
Richardson, TX 75080
(972) 422-0077

Previously Approved Preliminary Site Plan (D22-0021)



Note:
All proposed driveways, deceleration lanes and median openings along 380 are subject to TxDOT approval.

LEGEND

- Firelane
- Match Line

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies". Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 130 or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- 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.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per 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.
- The approval of a Preliminary Site Plan shall be effective for 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.

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (story)	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)
			SF	AC																
1A	PD	RESTAURANT	74,960	1.72	4,750	4,750	N/A	1	6.3%	0.0634:1	1:100	48	96	2	3	1,440	1,660	44,246	5,247	23,937
1B	PD	RETAIL	47,623	1.09	7,200	7,200	N/A	1	15.1%	0.1500:1	1:250	29	30	1	0	450	3,021	21,220	3,334	16,182
2	PD	RETAIL	51,781	1.19	2,775	2,775	N/A	1	5.4%	0.0536:1	1:250	12	32	1	1	480	250	33,591	3,625	15,165
3	PD	RESTAURANT	86,384	1.98	8,671	10,660	N/A	1	10.0%	0.1234:1	1:100; 1:250	43	98	2	6	1,470	6,168	51,390	6,047	18,166
4	PD	RETAIL	72,954	1.67	7,800	7,800	N/A	1	10.7%	0.1069:1	1:100; 1:250	78	88	2	2	1,320	4,677	42,631	5,107	17,846
5	PD	RETAIL & RESTAURANT	60,413	1.39	5,200	5,200	N/A	1	8.6%	0.0861:1	1:100; 1:250	21	49	2	2	735	4,341	32,877	4,229	17,995
6	PD	RETAIL & RESTAURANT	126,635	2.91	19,000	19,000	N/A	1	15.0%	0.15:1	1:100; 1:250	76	138	5	8	1,140	9,525	72,664	8,864	25,446
7	PD	RETAIL & RESTAURANT	120,589	2.77	20,000	20,000	N/A	1	16.6%	0.1659:1	1:100; 1:250	80	142	5	4	1,200	17,143	73,540	8,441	9,906
8	PD	MEDICAL OFFICE	124,273	2.85	19,800	19,800	N/A	1	15.9%	0.1593:1	1:250	80	134	5	6	2,010	3,526	59,597	8,699	41,350
9	PD	MEDICAL OFFICE	48,212	1.11	7,500	15,000	N/A	2	15.6%	0.3111:1	1:250	30	68	2	2	1,020	1,362	23,942	3,375	15,048
10	PD	MEDICAL OFFICE	40,230	0.92	7,500	14,250	N/A	2	18.6%	0.3542:1	1:250	30	56	2	2	840	1,162	20,757	2,816	10,793
11	PD	MEDICAL OFFICE	44,786	1.03	8,400	15,750	N/A	2	18.8%	0.3517:1	1:250	34	62	2	2	930	1,162	22,444	3,135	12,762
12	PD	MEDICAL OFFICE	57,028	1.31	8,400	16,800	N/A	2	14.7%	0.2946:1	1:250	34	80	2	2	1,200	1,500	27,671	3,782	19,457
Total			955,868	21.944	126,996	158,985						595	1,073	33	40	14,235	55,497	526,570	66,701	244,053

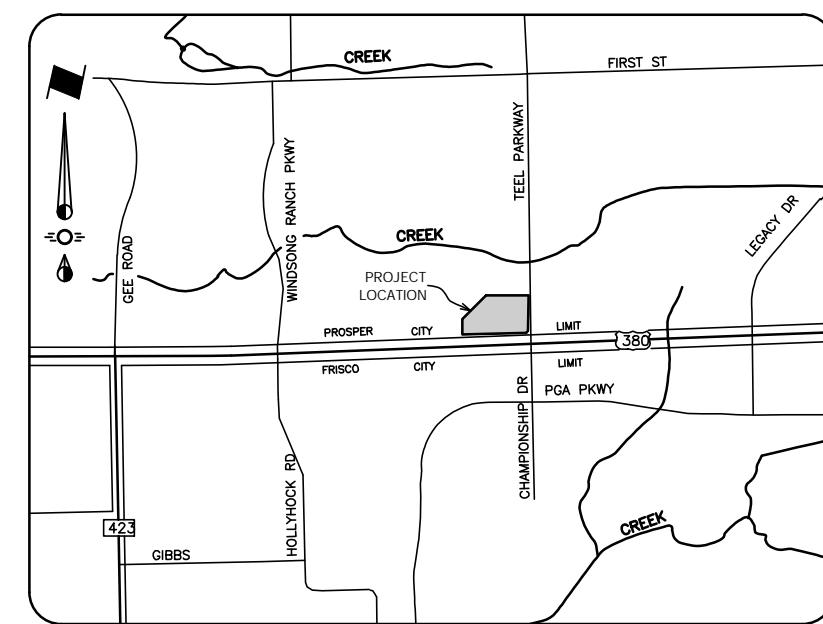

Staff Approved
05/17/2023

CASE No. - D 22-0021
PRELIMINARY SITE PLAN
US 380 & TEEL PARKWAY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1681
955,868 Sq. Ft./21.944 Acres

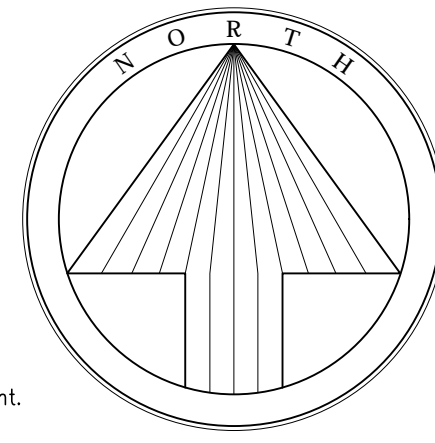
ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Teel 380, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (972) 679-1918
Contact: Shiva Kondru

Approved Conveyance Plat (DEVAPP-25-0072)

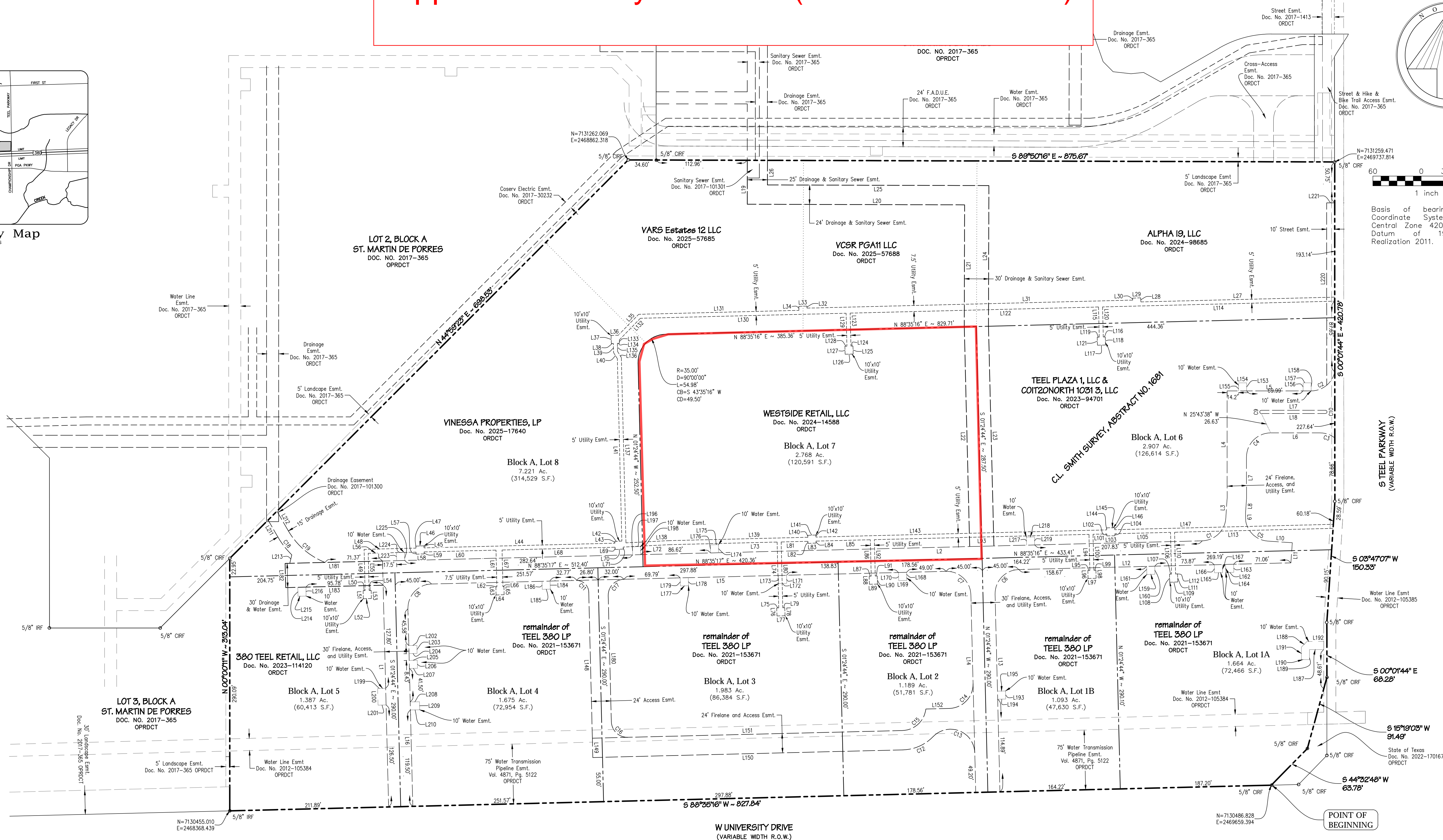


Vicinity Map
NTS



60 0 30 60 120
1 inch = 60 ft.

Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UIL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Col.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, DENTON COUNTY, TEXAS
PLAT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DRCT	DEED LINE

NOTICE:

A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

NOTES:

- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No floodplain exists on the site.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

OWNER / APPLICANT

LOTS 1A, 1B, 2, 3, 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER / APPLICANT

Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

OWNER / APPLICANT

Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

OWNER / APPLICANT

Lot 6
Westside Retail LLC
310 San Marcos Dr
Irving, Texas 75039
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

OWNER / APPLICANT

Lot 6
COITZONORTH 1031 3 LLC
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (210) 412-4622
Contact: Shiva Kondru

OWNER / APPLICANT

Lot 8
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

ENGINEER / SURVEYOR

Sparks Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

CONVEYANCE PLAT

TEEL 380 ADDITION

BLOCK A, LOTS 1A, 1B, 2-8

SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

21.887 Acres

Current Zoning: PD-40

Town Case No. DEVAPP-25-0072

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the C.L. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, being a remainder of a tract conveyed to Teel 380 LP, by deed recorded in Document No. 2021-153671 of the Official Records of Denton County, Texas (OPRDC), and being all of a tract conveyed to 380 Teel Retail, LLC, according to the deed recorded in Doc. No. 2023-114120 ORDC, and also being all of a tract, conveyed to Teel Plaza 1 LLC and COIT20NORTH 1031 3 LLC, according to the deed recorded in Doc. No. 2023-94701, and being all of a tract conveyed to Westside Retail LLC, according to the deed recorded in Doc. No. 2024-14588, and being all of a tract conveyed to Vinessa Properties LP, according to the deed recorded in Doc. No. 2025-17640, and being all of a tract conveyed to Alpha 19 LLC, according to the deed recorded in Doc. No. 2024-98685, and being all of a tract conveyed to VCSR PGA11 LLC, according to the deed recorded in Doc. No. 2025-57658, and being all of a tract conveyed to VARS Estates 12 LLC, according to the deed recorded in Doc. No. 2025-57685, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found at the south end of a corner clip at the intersection of the west right-of-way line of Teel Parkway (variable width right-of-way) and the north right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE, S 88°35'16" W, 827.84 feet to a 5/8 inch iron rod found at the southeast corner of Lot 3, Block A of St. Martin De Porres, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2017-365 of the Official Public Records of Denton County, Texas;

THENCE, N 00°00'11" W, 313.04 feet to a 5/8 inch capped iron rod found at the north corner of said Lot 3, Block A and lying in the southeast line of Lot 2, Block A of said St. Martin De Porres

THENCE, N 44°59'23" E, 698.53 feet to a 5/8 inch capped iron rod found;

THENCE, S 89°50'16" E, passing a 5/8 inch capped iron rod found at a distance of 34.60 feet the southwest corner of Lot 4, Block A of said St. Martin De Porres, and continuing a total distance of 875.67 feet to a 5/8 inch capped iron rod found at the southeast corner of said Lot 4, Block A and lying in said west right-of-way line of Teel Parkway;

THENCE, S 00°01'44" E, 420.78 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 03°47'07" W, 150.33 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 00°01'44" E, 68.28 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway;

THENCE, S 15°19'03" W, 91.49 feet to a 5/8 inch capped iron rod found lying in said west right-of-way line of Teel Parkway at the north end of said corner clip at the intersection of the west right-of-way line of Teel Parkway and the north right-of-way line of U.S. Highway 380;

THENCE, S 44°32'48" W, 63.78 feet to the POINT OF BEGINNING with the subject tract containing 953,361 square feet or 21.887 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **TEEL 380 LP, VINESSA PROPERTIES LP, 380 TEEL RETAIL LLC, WESTSIDE RETAIL LLC, TEEL PLAZA 1 LLC, COIT20NORTH 1031 3 LLC, ALPHA 19 LLC, VCSR PGA11 LLC, and VARS ESTATES 12 LLC**, do hereby adopt this plat designating the hereinabove described property as **TEEL 380 ADDITION, BLOCK A, LOTS 1A, 1B, 2-8**, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Teel 380 LP, Vinessa Properties LP, 380 Teel Retail LLC, Westside Retail LLC, Teel Plaza 1 LLC, Coit20North 1031 3 LLC, Alpha 19 LLC, VCSR PGA11 LLC, and VARS ESTATES 12 LLC, herein certify the following:

- The streets and alleys are dedicated for street purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

TEEL 380 LP

By: **TEEL 380 GP, LLC**
its General Partner

By: _____
SIVARAMAIAH KONDRU, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SIVARAMAIAH KONDRU, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

VINESSA PROPERTIES LP

By: _____
ASHWINI BHIMANAPATI, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared ASHWINI BHIMANAPATI, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

380 TEEL RETAIL LLC

By: _____
SRIKANTH KROTHAPALLI, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SRIKANTH KROTHAPALLI, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

WESTSIDE RETAIL LLC

By: _____
SRIKANTH KROTHAPALLI, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SRIKANTH KROTHAPALLI, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

TEEL PLAZA 1 LLC

By: _____
SIVARAMAIAH KONDRU, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SIVARAMAIAH KONDRU, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

COIT20NORTH 1031 3 LLC

By: _____
SIVARAMAIAH KONDRU, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SIVARAMAIAH KONDRU, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

ALPHA 19 LLC

By: _____
VARUN SHARMA, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared VARUN SHARMA, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

VCSR PGA11 LLC

By: _____
CHANDRASEKHAR CHINTALA, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared CHANDRASEKHAR CHINTALA, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Witness our hands at Denton County, Texas, this _____ day of _____, 2025.

VARS ESTATES 12 LLC

By: _____
RAJIV CHALASANI, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared RAJIV CHALASANI, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 2025.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DARREN K. BROWN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2025,
by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNER / APPLICANT
Lot 8
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (203) 893-6915
Contact: Rajiv Chalasani

OWNER / APPLICANT
Lot 6
COIT20NORTH 1031 3 LLC
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Lot 6
Teel Plaza 1 LLC
6541 Doonberg Dr
Frisco, Texas 75035
Telephone (248) 345-3818
Contact: Shiva Kondru

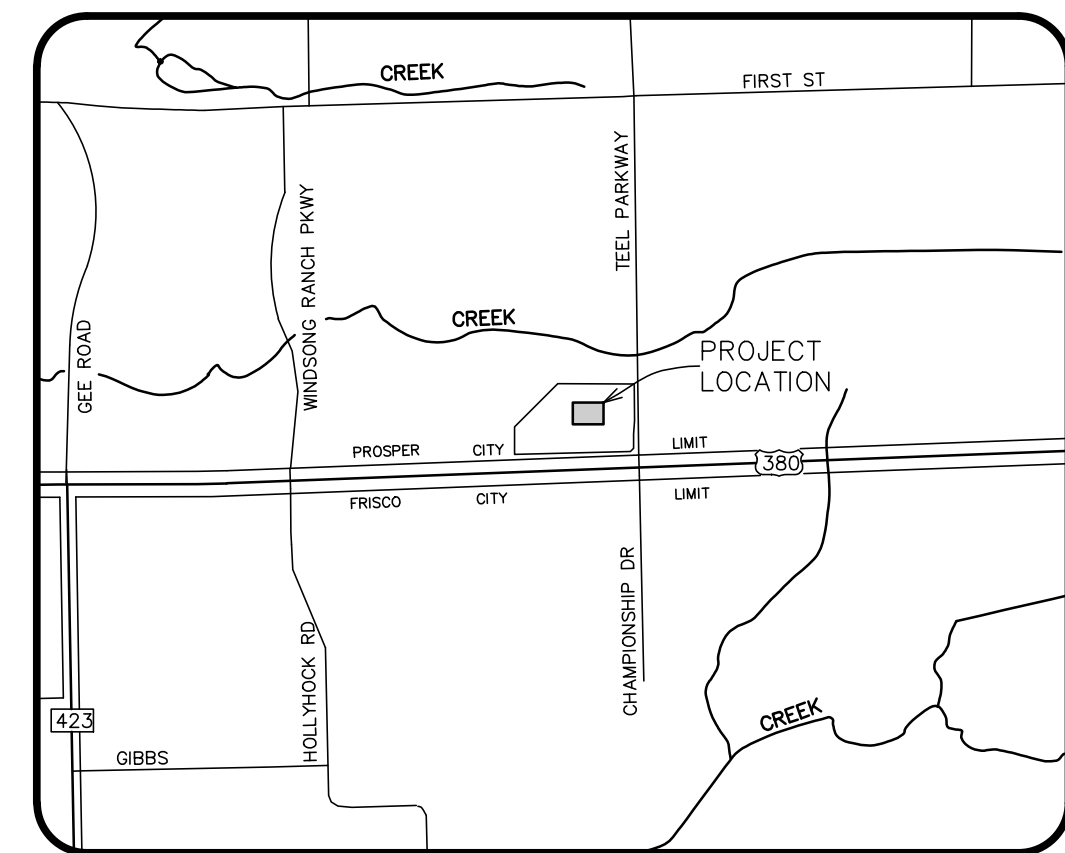
OWNER / APPLICANT
Lots 1A, 1B, 2, 3, 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

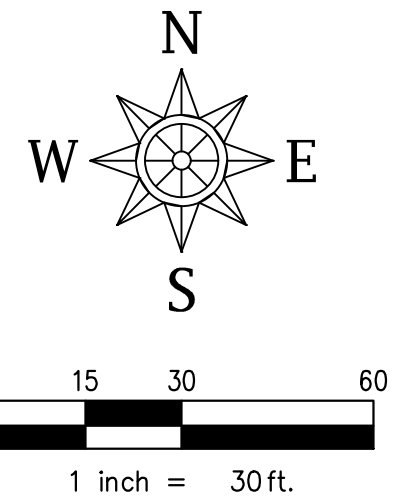
OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Alyworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

OWNER / APPLICANT
Lot 7
Westside Retail LLC
310 San Marcos Dr
Frisco, Texas 75039
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

Approved Site Plan (DEVAPP-24-0006)



Vicinity Map
NTS



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 approval is 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.



P&Z Approved

05/21/2024

LEGEND

- FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

SITE PLAN
DEVAPP-24-0006

TEEL LOT 7 RETAIL

TEEL 380 ADDITION - BLOCK A, LOT 7
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1681
120,590 Sq. Ft./2.768 Acres

ENGINEER / SURVEYOR / APPLICANT
Spiors Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Karis L. Smith

OWNER/DEVELOPER
Teel 380, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (248) 345-3818
Contact: Shiva Kondru

Teel 380 Addition, Block A, Lot 7 (WAIV-25-0004)

Information

Purpose:

- Allow Lot 7 to have frontage onto a fire lane, access, utility, and drainage easement (F.A.U.D.E) instead of public right-of-way.

History:

- Approved Preliminary Site Plan (D22-0021) showed 13 lots with four not having frontage onto public right-of-way.
- Approved Conveyance Plat (D22-0070) showed nine lots with one lot (Lot 7) not have frontage onto public right-of-way.

Information

Subdivision Ordinance:

- Per Article 10.03, Section 137 (§ 10.03.137) of the Subdivision Ordinance, a waiver may be approved for lots in nonresidential developments that can not achieve access to a public street provided there is adequate access through public access easements from a public street.

Criterion:

- The following criterion should be considered when evaluating a waiver request.
 - The nature of the proposed land use involved and existing uses of the land in the vicinity.
 - The number of persons who will reside or work in the proposed development.
 - The effect such subdivision waiver might have upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.

Information

Findings:

- The following findings should be presented when proposing a waiver request.
 - There are special circumstances or conditions affecting the land involved or other physical conditions of the property such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of his or her land.
 - That the subdivision waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the subdivision waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.
 - That the granting of the subdivision waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this subdivision ordinance.

Information

Finding One:

- There are special circumstances or conditions affecting the land involved or other physical conditions of the property such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of his or her land.
 - Lot 7 was approved on the Preliminary Site Plan without lot frontage.
 - Subsequently, both the Site Plan and Final Plat were approved without lot frontage.
 - The property is currently under construction.
 - Adequate fire lane access is provided to the site.

Information

Finding Two:

- That the subdivision waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the subdivision waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.
 - The property would be able to be final platted in the configuration that was approved prior to construction.

Information

Finding Three:

- That the granting of the subdivision waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this subdivision ordinance.
 - This lot is centered in the development and will not affect the orderly subdivision of other lands.

Recommendation:

- Town Staff recommends approval of the lot frontage waiver.
- The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 6-0 (Chair Daniel absent) at their meeting on September 2, 2025.

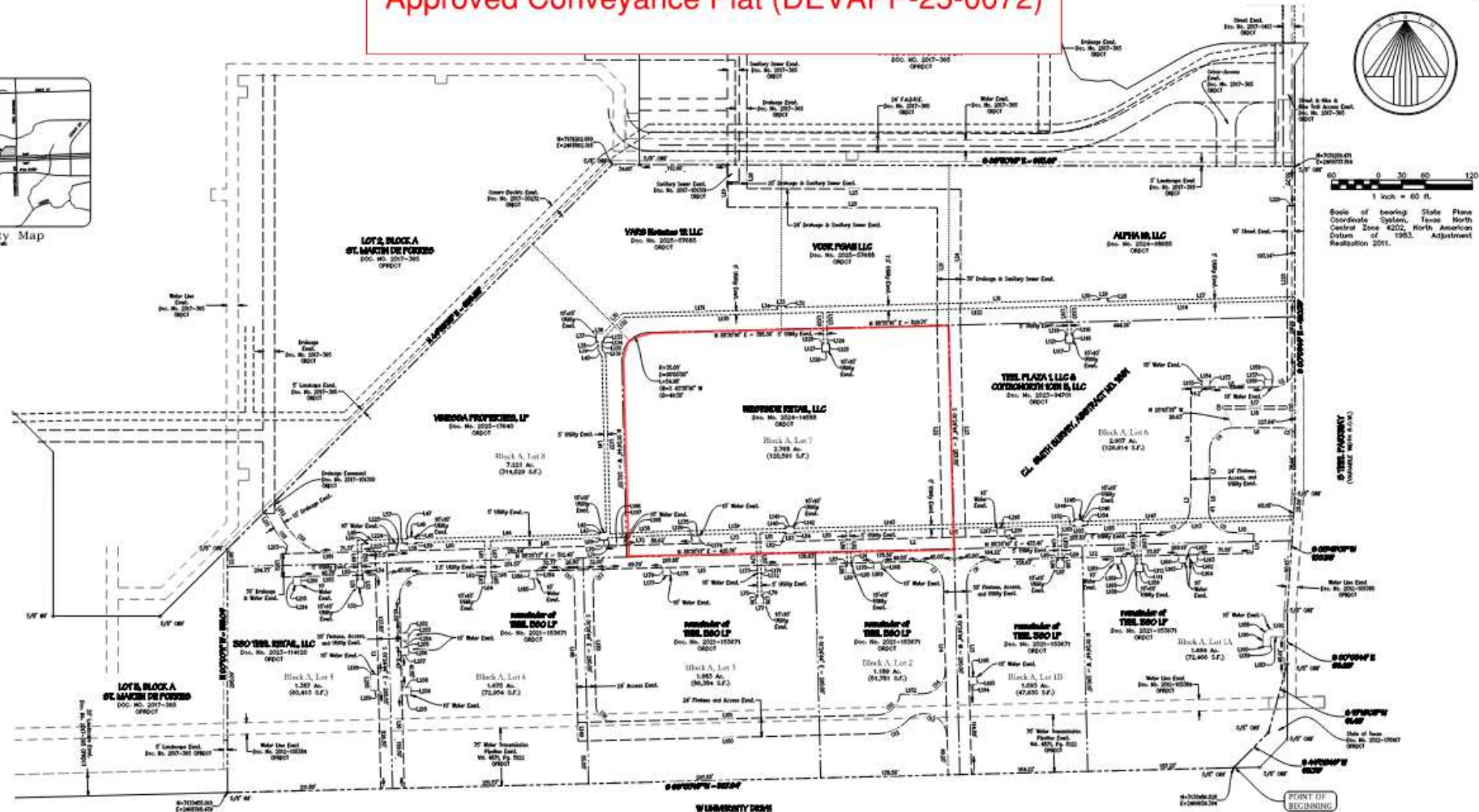


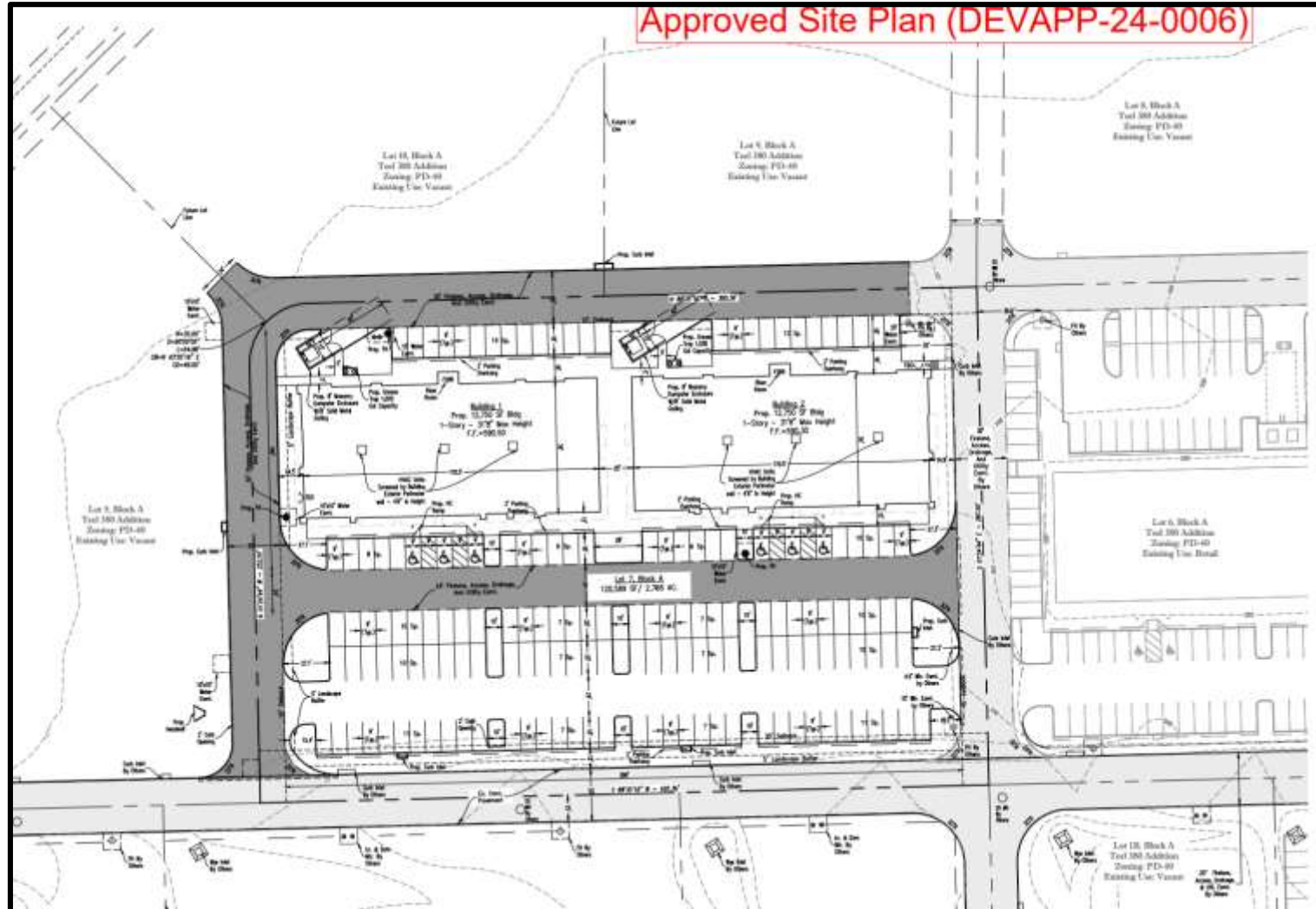


Approved Conveyance Plat (DEVAPP-25-0072)



Locality Map







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 Prosper Oaks

Town Council Meeting – September 16, 2025

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

Agenda Item:

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

Background:

On August 26, 2025, the Town Council held a Public Hearing on this item. The item was tabled, and the Public Hearing was continued to the next Town Council meeting on September 16, 2025.

Description of Agenda Item:

Town Staff is requesting that this item be tabled to the Town Council meeting on September 23, 2025, to allow the applicant additional time to adjust the proposal based on feedback from the previous meeting.

Town Staff Recommendation:

Town Staff recommends the Town Council table this item and continue the Public Hearing to their meeting on September 23, 2025.

Proposed Motion:

I move to table the request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385, and continue the Public Hearing to the meeting on September 23, 2025.



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: Comprehensive Plan Amendment for Prosper Oaks

Town Council Meeting – September 16, 2025

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

Agenda Item:

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

Background:

On August 26, 2025, the Town Council held a Public Hearing on this item. The item was tabled, and the Public Hearing was continued to the next Town Council meeting on September 16, 2025.

Description of Agenda Item:

Town Staff is requesting that this item be tabled to the Town Council meeting on September 23, 2025, to allow the applicant additional time to adjust the proposal based on feedback from the previous meeting.

Town Staff Recommendation:

Town Staff recommends the Town Council table this item and continue the Public Hearing to their meeting on September 23, 2025.

Proposed Motion:

I move to table the request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385, and continue the Public Hearing to the meeting on September 23, 2025.



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 – September 16, 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 Plans and Site Plans that were acted on by the Planning & Zoning Commission on August 19, 2025, and September 2, 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:

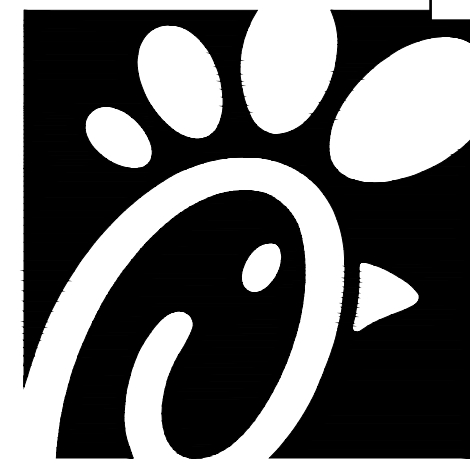
1. DEVAPP-24-0170 – Hunter Gateway Centre, Block A, Lot 9 (Approved 7-0)
2. DEVAPP-25-0024 – HCA Medical City Addition, Block A, Lot 1 (Approved 7-0)
3. DEVAPP-24-0146 – Windsong Ranch Marketplace, Block A, Lot 14 (Approved 6-0)
4. DEVAPP-25-0051 – Frontier Retail Center Revised, Block A, Lot 1 (Approved 6-0)
5. PowerPoint Slides

Town Staff Recommendation:

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

Proposed Motion:

N/A



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



615 South College Street, Suite 1600
Charlotte, NC 28202
T: 704.525.6350

www.littleonline.com

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CHICK-FIL-A
SITE MODIFICATIONS
4420 W. UNIVERSITY DR.
PROSPER, TX 75078

FSR#04076

BUILDING TYPE / SIZE: -----
RELEASE: -----

REVISION SCHEDULE
DATE DESCRIPTION

CONSULTANT PROJECT # 101.19263.00

SITE PLAN

WINDSONG RANCH MARKETPLACE
BLOCK A, LOT 14
DEVAPP -24-0146

Being 2.459 Acres Out Of The
J.L. SALING SURVEY, ABSTRACT NO. 1675
TOWN OF PROSPER, DENTON COUNTY, TEXAS

JULY 11, 2025

SHEET NUMBER

C1.0

TOWN OF PROSPER STANDARD NOTES

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- 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.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 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.
- 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.
- 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.
- SEE SHEET C2.0 FOR CONSTRUCTION PLAN AND SHEET C2.1 FOR MATERIALS PLAN.

REVISIONS REQUESTED:

1 DRIVE-THRU ENTRANCE WIDENING

- WIDEN THE EXISTING DRIVE-THRU ENTRANCE BY ±3' TO ALLOW FOR TWO ±11' WIDE LANES TO ENTER THE DRIVE-THRU.
- MODIFY THE SOUTHERN AND EASTERN PARKING LOT ISLANDS DIRECTLY ADJACENT TO THE DRIVE-THRU ENTRANCE TO ALLOW FOR IMPROVED VEHICULAR CIRCULATION IN THE PARKING LOT

2 DRIVE THRU LANE EXPANSION AFTER THE EXISTING ORDER POINT AND ESCAPE LANE EXIT:

WIDEN THE DRIVE-THRU FROM 19' TO 24'-25'. THE PROPOSED LANES ARE AS FOLLOWS:

- 2' WIDE TEAM MEMBER STRIPING DIRECTLY ADJACENT TO THE CURB
- 10' WIDE INSIDE/FIRST LANE FOR VEHICLES
- 3' WIDE TEAM MEMBER STRIPING
- 9' WIDE SECOND LANE ON THE WEST SIDE OF THE BUILDING EXPANDED TO A 10' WIDE LANE AT THE ORDER PICK-UP WINDOW FOR VEHICLES AT THE SECOND TURN

THE EXPANSION PROVIDES TEAM MEMBER SAFETY AS WELL AS WIDER LANES TO HELP LARGER VEHICLES NAVIGATE THROUGH THE DRIVE-THRU.

3 SOUTH PARKING LOT MODIFICATION

- TRAFFIC AND DRIVEWAY PATTERNS HAVE BEEN RECONFIGURED TO ALLOW FOR OPTIMUM VEHICLE EFFICIENCY WHEN LEAVING THE DRIVE-THRU.
- 16 PARKING SPACES WILL BE REMOVED (9 PERPENDICULAR SPACES AND 7 ANGLED SPACES)
- 1 ADDITIONAL PERPENDICULAR SPACE WILL BE ADDED ALONG THE EAST SIDE OF THE PROPERTY, ADJACENT TO THE SHOPPING CENTER SIGN, TO MEET THE PARKING REQUIREMENTS.
- PEDESTRIAN ACCESS FROM THE SIDEWALK EAST OF THE PROPERTY HAS BEEN PROPOSED WITH CROSSWALKS TO THE BUILDING FOR PEDESTRIAN SAFETY.

THE EXISTING DRIVE-THRU EXIT DOES NOT ALLOW AN ADEQUATE TURNING RADIUS FOR VEHICLES TO LEAVE THE DRIVE-THRU WITHOUT IMPACTING INBOUND LANE AT SOUTHWEST ENTRANCE.

LEGEND

PROPOSED CONCRETE VEHICULAR PAVEMENT

PROPOSED CONCRETE SIDEWALK

PROPOSED BYPASS LANE STRIPING

PROPOSED FLUSH CURB

PROPOSED BARRIER FREE RAMP

EX. FIRE HYDRANT

EX. WATER VALVE

EX. GAS VALVE

EX. SEWER MANHOLE

EX. CATCH BASIN

EX. CURB INLET

EX. TELEPHONE PEDESTAL

EX. LIGHT POLE

EX. OVERHEAD UTILITY LINE

POINT OF BEGINNING

MEASURED

IRON PIN FOUND

CALCULATED POINT

EX. FIRE DEPT. CONNECTION

EX. WATER METER

EX. SEWER LINE

EX. CLEAN OUT

EX. STORM DRAIN MANHOLE

EX. TRANSFORMER

EX. CABLE BOX

EX. POWER POLE

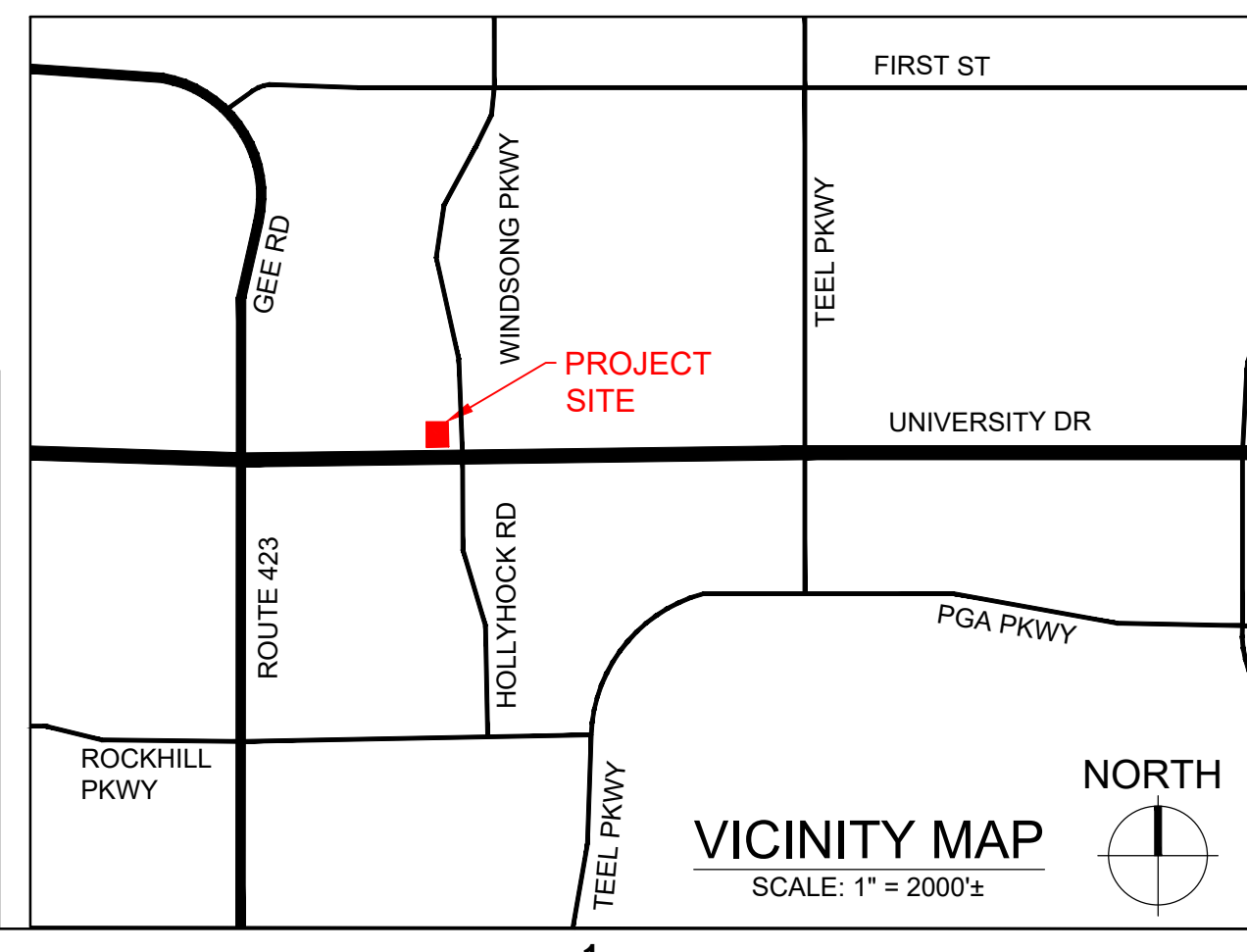
EX. FENCE

POINT OF COMMENCEMENT

RECORD

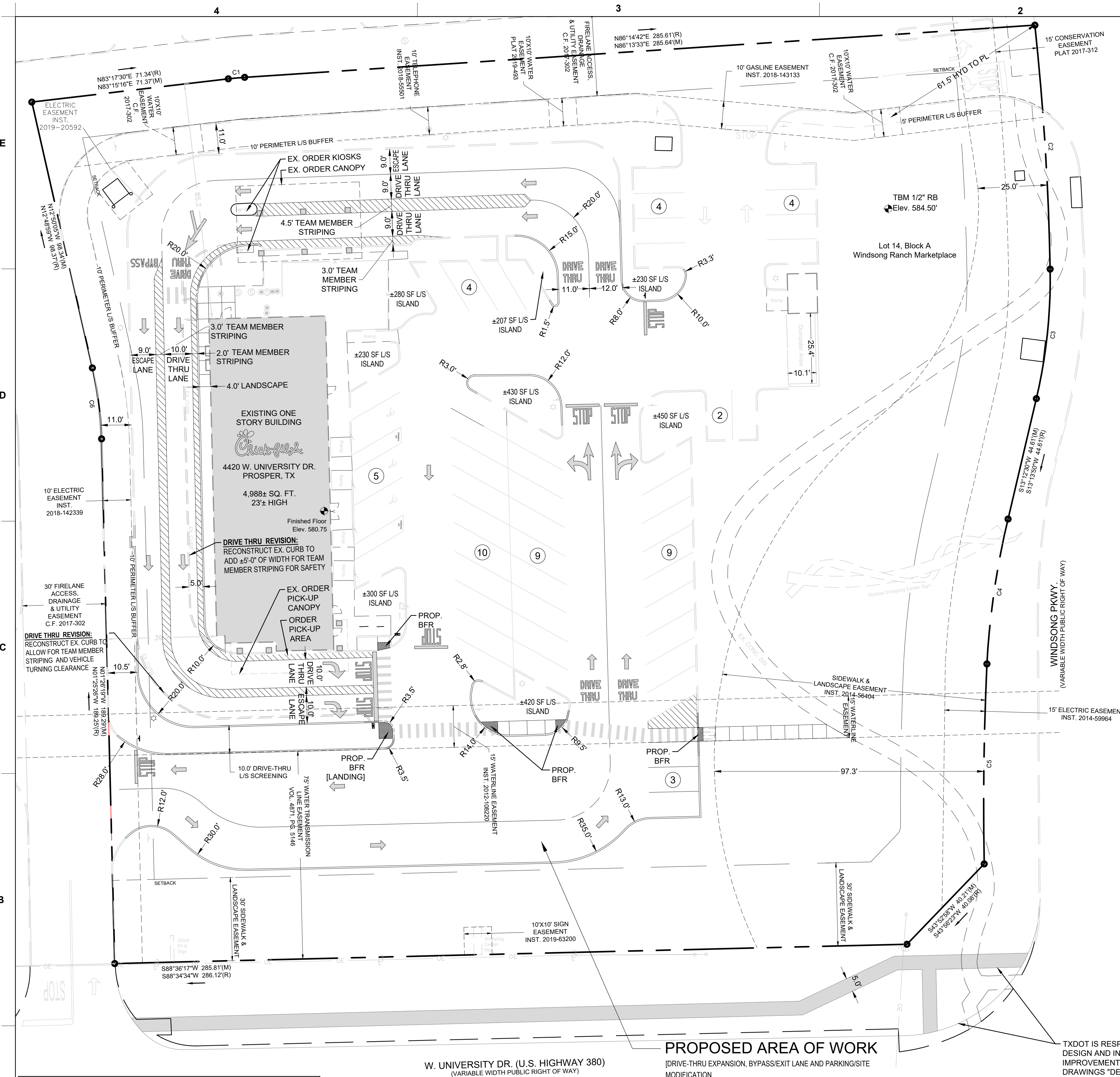
IRON PIN SET

PROPOSED LIGHT POLE



VICINITY MAP
SCALE: 1" = 2000±

NORTH



W. UNIVERSITY DR. (U.S. HIGHWAY 380)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PROPOSED AREA OF WORK

[DRIVE-THRU EXPANSION, BYPASS/EXIT LANE AND PARKING/SITE MODIFICATION]

TXDOT IS RESPONSIBLE FOR SITE DESIGN AND INSTALLATION OF ROW IMPROVEMENTS. REFER TO TXDOT DRAWINGS "DENTON 0135-10-050" SHEETS 1769-1770 FOR SITE DESIGN.

GRAPHIC SCALE



1" = 20'-0"

CAUTION!!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



Know what's below.
Call before you dig.

SITE DATA SUMMARY TABLE

NOTE: MODIFICATIONS FROM APPROVED PLA, CASE NO. D18-0110, APPROVED 05/10/2019

LOT NO.	LOT AREA (SQ. FT.)	ZONING	PROPOSED USED	BUILDING (SQ. FT.)	BUILDING HEIGHT (FT.)	LOT COVERAGE	PARKING REQUIRED (1:100)	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SQ. FT.)	INTERIOR LANDSCAPE PROVIDED (SQ. FT.)	OPEN SPACE REQUIRED (SQ. FT.) 7%	OPEN SPACE PROVIDED (SQ. FT.)	IMPERVIOUS AREA PROVIDED (SQ. FT.)	FLOOR AREA RATIO
LOT 14 BLOCK A	107,085	PD-40	Resturant with Drive-Thru (no change)	4988	23	4.70%	50	50	2	3	750	3,086	7,497	54,406	52,679	0.047:1 (no change)

SITE INFORMATION BLOCK:

LEGAL DESCRIPTION: WINDSONG RANCH MARKETPLACE BLOCK A, LOT 14

TOWN PROJECT NO.: DEVAPP -24-0146

PLAN PREPARATION DATE: 10/11/2024

PROPERTY OWNER
NORTHEAST 423/380 LTD
7001 PRESTON RD STE 410
DALLAS, TX 75205
ROBERT DORAZIL
(214) 224-4600

APPLICANT
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
JOHN ROMANELLO
(336) 406-9128

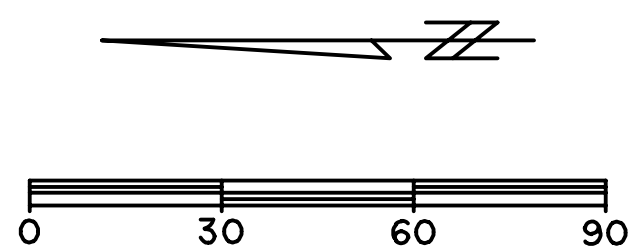
ENGINEER | APPLICANT
LITTLE
615 SOUTH COLLEGE STREET, SUITE 1600
CHARLOTTE, NORTH CAROLINA 28202
KRISTEN SPEARS, PLA
(703) 908-4527

SITE DATA							
ZONING	PD-69 (BASE ZONE "R")						
PROPOSED USE	QUICK SERVICE RESTAURANT W/ DRIVE-THRU						
LOT AREA	2.787 ACRES (121,386 SQ. FT.)						
PROPOSED BUILDING AREA	5,385 SQ. FT.						
PROPOSED PATIO AREA	459 SQ. FT.						
BUILDING HEIGHT	24'-10" (1 STORY)						
LOT COVERAGE	4.4%						
FLOOR AREA RATIO	0.044:1						
MINIMUM REQUIRED PARKING	57						
MINIMUM HANDICAP PARKING	3						
PROVIDED PARKING	<table><tr><td>STANDARD</td><td>69</td></tr><tr><td>HANDICAP-ACCESSIBLE</td><td>4</td></tr><tr><td>TOTAL</td><td>73</td></tr></table>	STANDARD	69	HANDICAP-ACCESSIBLE	4	TOTAL	73
STANDARD	69						
HANDICAP-ACCESSIBLE	4						
TOTAL	73						
INTERIOR LANDSCAPE REQUIRED	1,080 SQ. FT.						
INTERIOR LANDSCAPE PROVIDED	1,677 SQ. FT.						
IMPERVIOUS SURFACE	77,523 SQ. FT. (63.86%)						
OPEN SPACE REQUIRED	8,496 SQ. FT. (7%)						
OPEN SPACE PROVIDED	11,198 SQ. FT. (9%)						

- TOWN OF PROSPER SITE PLAN GENERAL NOTES
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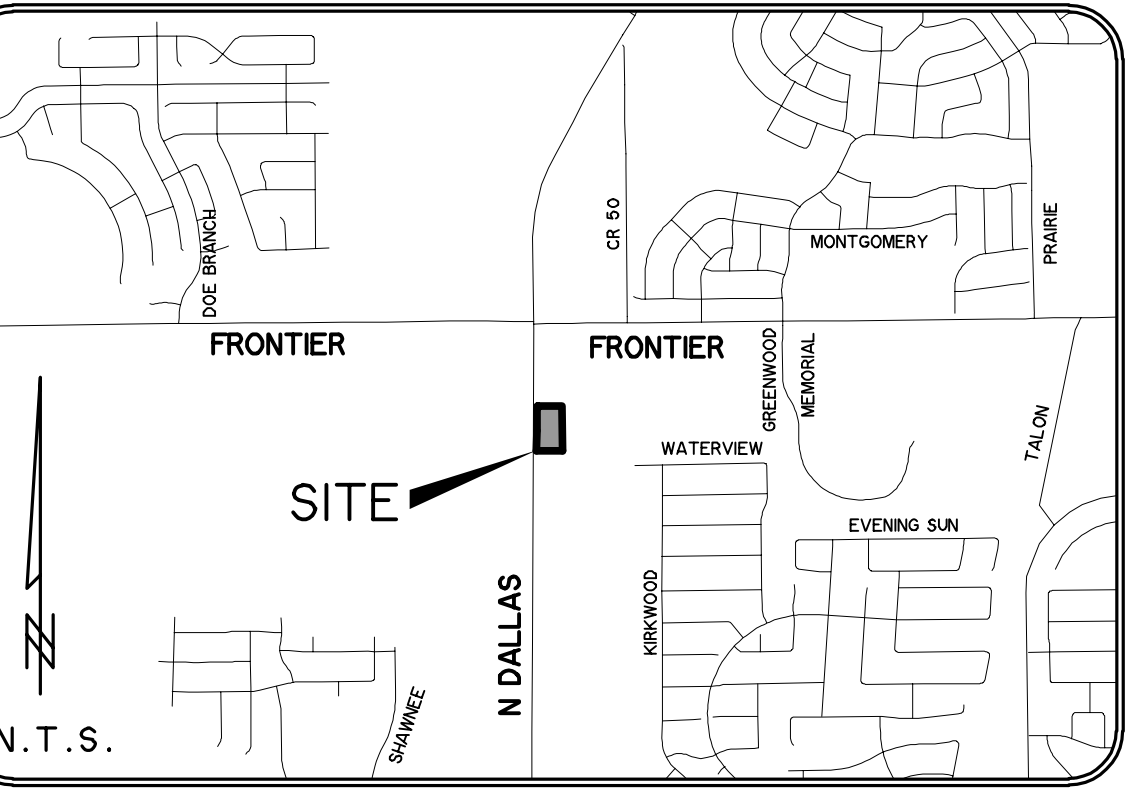
- NOTES
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 - DIMENSIONS IN DUMPSTER INDICATE INTERIOR DIMENSIONS OF ENCLOSURE.
 - ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
 - EXISTING TOPOGRAPHY SHOWN DEPICTS ANTICIPATED CONDITIONS OF SITE PER FRONTIER RETAIL CENTER MASS GRADING PLANS PREPARED BY CLAYMOORE ENGINEERING, SEALED 11/28/2023.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

- LEGEND
- | | |
|-----|--|
| BFR | PROPOSED BARRIER FREE RAMP |
| GV | PROPOSED GATE VALVE |
| RED | PROPOSED REDUCER |
| WM | PROPOSED WATER METER |
| FH | PROPOSED FIRE HYDRANT |
| SSC | PROPOSED SANITARY SEWER CLEANOUT |
| GI | PROPOSED GRATE INLET |
| CI | PROPOSED CURB INLET |
| DI | EX. DROP INLET TO BE CONVERTED TO JUNCTION BOX |
| LS | 9'X20' VEHICLE STACKING SPACE |
| LS | LANDSCAPE AREA |
| LS | FIRE APPARATUS ACCESS ROAD |
| LS | EX. PUBLIC SIDEWALK TO REMAIN |



WATER METER SCHEDULE					
IDENTIFICATION SYMBOL	TYPE	SIZE	QUANTITY	EX./PROP.	ASSOC. S.S. SIZE
◊	DOMESTIC	2"	1	PROPOSED	6"
◊	IRRIGATION	1.5"	1	PROPOSED	N/A

VICINITY MAP
NOT TO SCALE



* LEGEND *	
BOL	BOLLARD
CI	CURB INLET
CM	CONCRETE MONUMENT
DI	DROP INLET
EM	ELECTRIC METER
EVLT	ELECTRIC VALVE
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VALVE
GI	GAS METER
GS	GAS TEST STATION
GV	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
IR	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPF	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
RFZ	REVERSE FLOW PROTECTION
RCS	REINFORCED CONCRETE BOX
SSC	STORM DRAIN MANHOLE
SSN	SIGN
STN	UNDERGROUND TELEPHONE SIGN
STN	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TBX	TELEPHONE BOX
TSS	TRAFFIC SIGNAL BOX
TMR	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSVLT	TRAFFIC SIGNAL VALVE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VALVE
UE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
FO	UNDERGROUND FIBER OPTIC
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
765.87 TC	TOP OF CURB SPOT SHOT
765.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

DEVELOPER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: GETRA SANDERS
EMAIL: Getra.Sanders@cfacorp.com
PH: (404) 765-8000

OWNER
DNT FRONTIER, LP
4215 W. LOVERS LN, SUITE 250
DALLAS, TEXAS 75209
CONTACT: DAVID FOGEL
EMAIL: DAVID@DSCAPITAL.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
EMAIL: PriyaA@WierAssociates.com
PH: (817) 467-7700
FAX: (817) 467-7713

CONCEPTUAL PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Priya Acharya, PE
Texas Registration
No. 110146 On
Date Shown Below.

CASE # DEVAPP-25-0051 SITE PLAN

FRONTIER RETAIL CENTER REVISED BLOCK A, LOT 1

BEING 2.787 GROSS ACRES
OF LAND LOCATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
SECTION NO. 12, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

SUBMITTAL DATE: 05/20/2025

Date of Preparation: August 22, 2024

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817)-467-7700

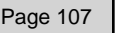
Hunter Gateway Centre, Block A, Lot 9 (DEVAPP-24-0170)

Information

Purpose:

- A site plan to construct a one-story indoor commercial amusement building with a mezzanine totaling 40,738 square feet and associated parking.







HCA Medical City Addition, Block A, Lot 1 (DEVAPP-25-0024)

Information

Purpose:

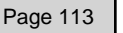
- Construct two medical office buildings, one free-standing emergency room, and one hospital totaling 573,000 square feet.
 - Free-Standing Emergency Room (11,000 SF)
 - Hospital (442,300 SF)
 - Medical Office (30,000 SF)
 - Medical Office (30,000 SF)

Information

Phasing:

- Preliminary Site Plan will be constructed in two phases.
 - Phase One: Free-Standing Emergency Room
 - Phase Two: Hospital & Medical Offices





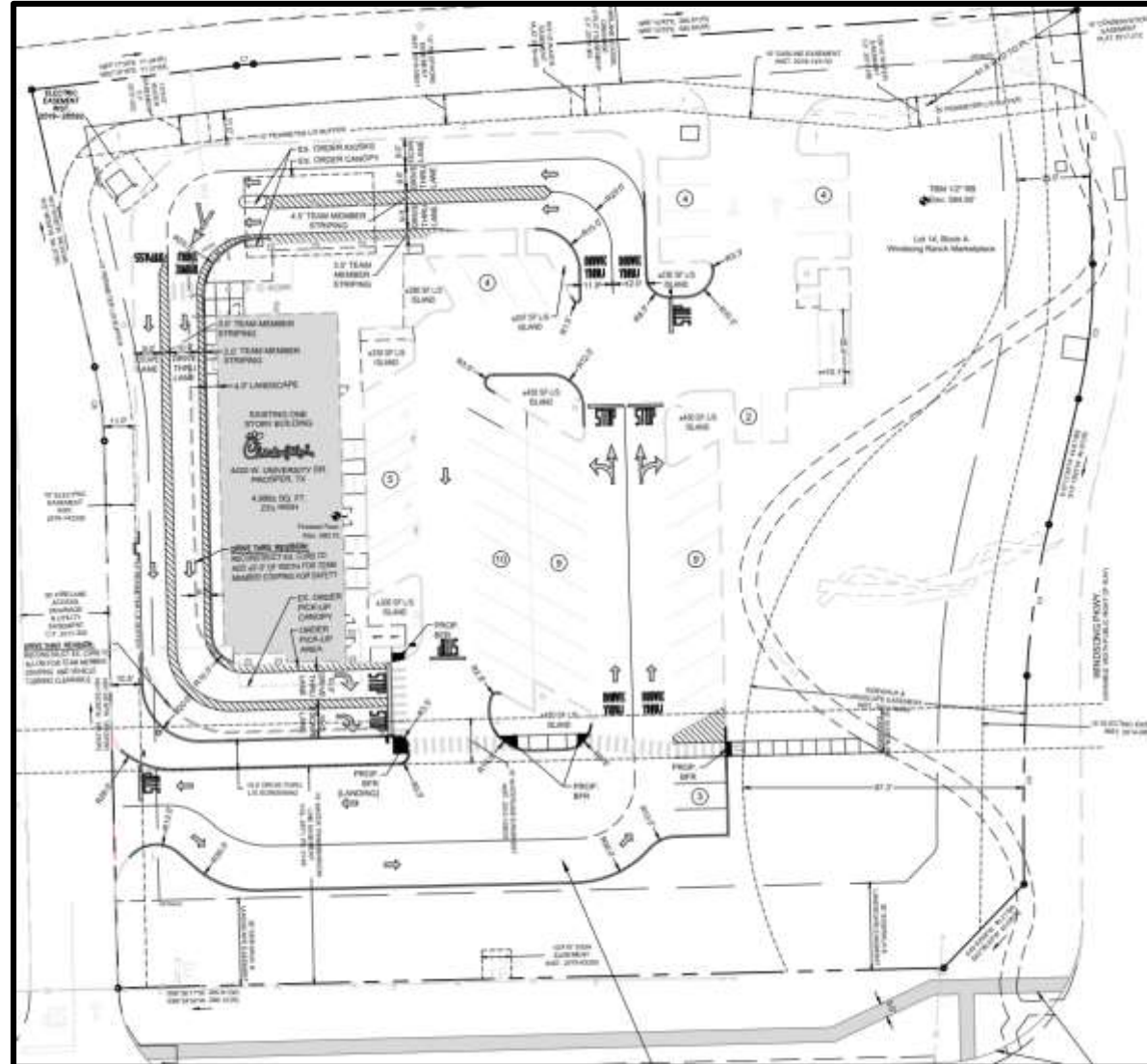
Windsong Ranch Marketplace, Block A, Lot 14 (DEVAPP-24-0146)

Information

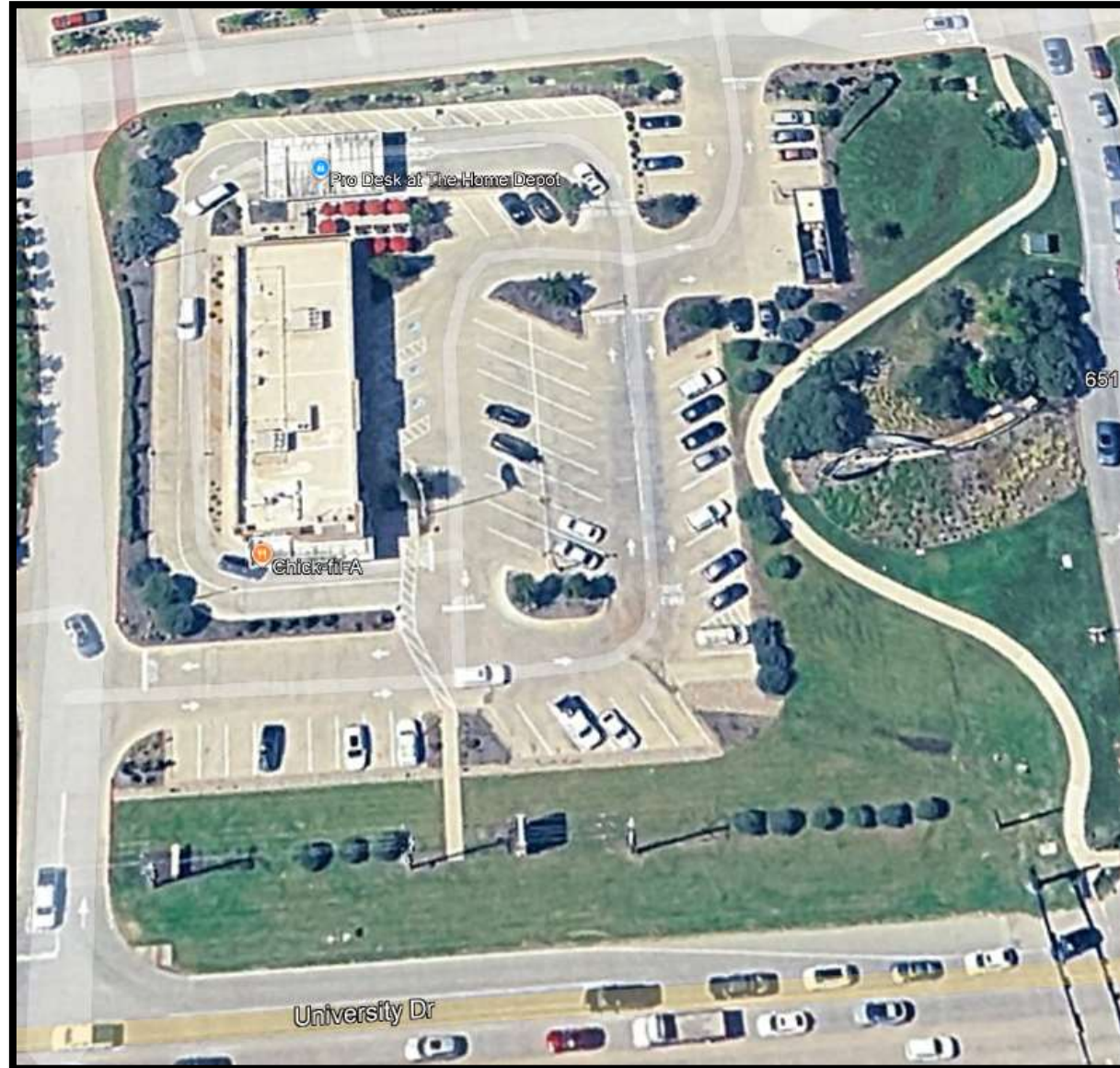
Purpose:

- Modify an existing 4,998 square foot drive-through restaurant and associated parking.
 - Widen Drive-Through Entrance
 - Widen Drive-Through Lanes on Interior Side (Additional Maneuvering Room for Employees)
 - No Impact on Existing Landscape Buffer
 - Reconfigure Southern Drive Aisle (Easier Turn for Exiting Vehicles & Adequate Turning Radius)
 - Remove Southern Row of Parking (Along University Drive)
 - Add Three Parking Spaces (Southeast Corner)









Frontier Retail Center Revised, Block A, Lot 1 (DEVAPP-25-0051)

Information

Purpose:

- Construct a 5,385 square foot drive-through restaurant with a 459 square foot patio and associated parking.

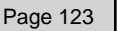
History:

- A Specific Use Permit (S-51) for a drive-through restaurant was approved by Town Council on April 22, 2025.

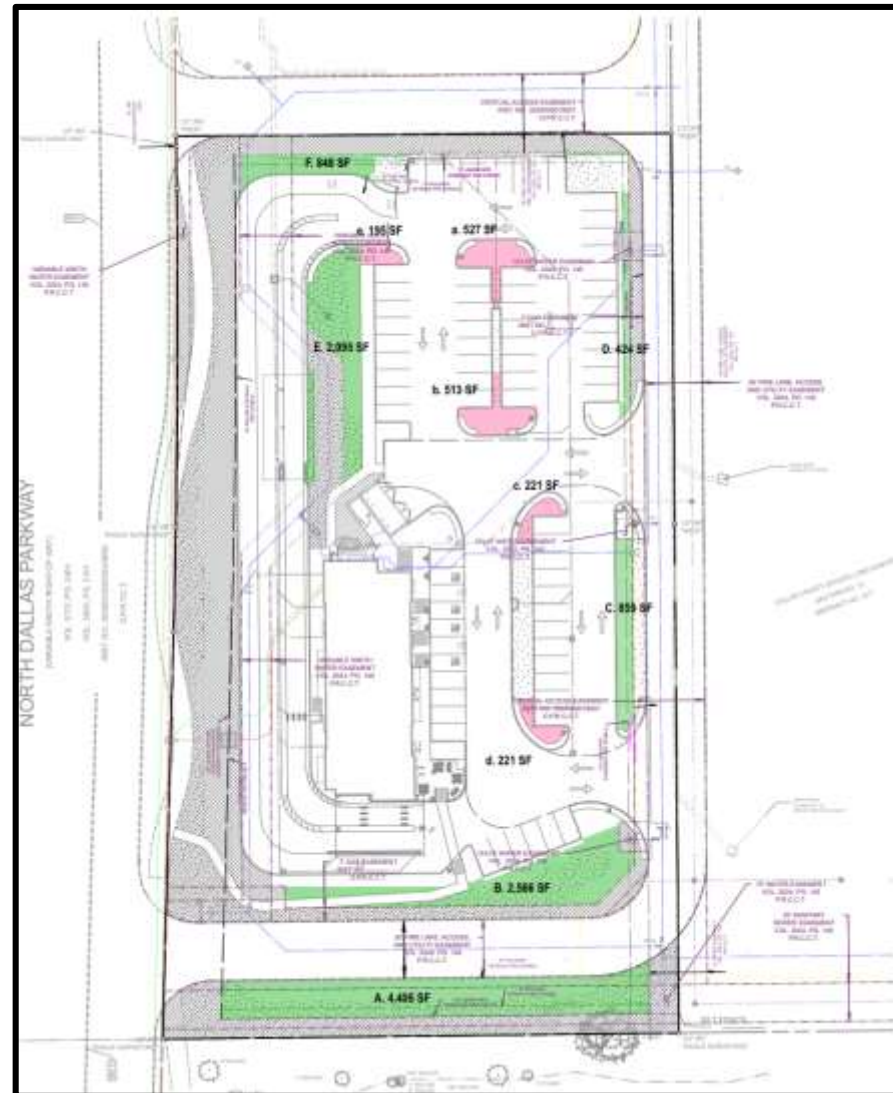
Landscaping:

- Enhanced landscaping provided along Dallas Parkway as approved in the Specific Use Permit (S-51).











FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: Water & Wastewater Rate Adjustment

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon an Ordinance amending Water and Wastewater Rates.

Description of Agenda Item:

The Water and Wastewater Utility Fund has a financial goal of breaking even over time while complying with all Town Financial Policies, meeting or exceeding all debt related covenants, and maintaining the water and sewer infrastructure in good operating condition with adequate capacity to support growth and future economic development. In keeping with this goal, large surpluses generated from hotter or drier than expected weather may be either reinvested into maintaining the system or used to postpone future rate increases.

In recent years rapid growth in the region has required significant investment on the part of the Town's regional providers, and the need to expand the capacity of the Doe Branch wastewater treatment plant to support growth on the west side has resulted in the need for a FY 2026 rate adjustment. In addition, multi-year projections from the Town's regional providers and planned future debt issuance makes it increasingly likely the Town will need to raise rates again in the following year.

The proposed rate adjustments in the attached ordinance represent a 6.26% increase in water rates and a 15.08% rate increase for wastewater rates or a blended rate increase of 8.8% based on wastewater revenues representing a much smaller portion of total revenues. While these proposed rates are significant; they result in average bills that compare well with surrounding cities and are below both the mean and median fees of our comparison cities at various consumption levels.

Budget Impact

The additional revenue generated from the fee increases will be effective as of October 15, 2025, and have been incorporated into the FY 2026 Proposed Budgeted Water and Wastewater revenue of \$47.3 million. These rate adjustments will ensure continued compliance with all financial policies and debt covenants and to ensure adequate operating cash flows.

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. Ordinance
2. Fee Schedule - Redline

Town Staff Recommendation:

Town Staff recommend that the Town Council approve an Ordinance amending Water and Wastewater Rates effective October 15, 2025.

Proposed Motion:

I move to approve an Ordinance amending Water and Wastewater Rates effective October 15, 2025.

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," TO THE TOWN'S CODE OF ORDINANCES BY REPEALING EXISTING SECTION IX, "WATER AND SEWER RATES," AND REPLACING IT WITH A NEW SECTION IX, "WATER AND SEWER RATES"; MAKING FINDINGS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas ("Town Council"), has investigated and determined that, as a result of cost increases associated with water and sewer services, including inspections, performed by the Town of Prosper, various fee amendments are necessary to Section IX, "Water and Sewer Rates," in Appendix A, "Fee Schedule," to the Town's Code of Ordinances; and

WHEREAS, the Town Council has reviewed the current and proposed fees and recommends the adoption of the revised fee schedule, as contained in Section IX, "Water and Sewer Rates," in Appendix A, "Fee Schedule," to the Town's Code of Ordinances.

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

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

From and after the effective date of this Ordinance, existing Section IX, "Water and Sewer Rates" of Appendix A, "Fee Schedule," to the Town's Code of Ordinances is hereby repealed in its entirety and replaced with a new Section IX, "Water and Sewer Rates," to read as follows:

"§ IX. Water and sewer rates.

Please refer to Article 13.07, "Utility Bills," of Chapter 13, "Utilities," for additional information on the Town's utility billing policies.

(1) Late fees.

- (A) All utility bill payments are due by the 10th day from the date of the bill except when the tenth day falls on Saturday, Sunday or legal holiday under which condition they are due by 5:00 p.m. central time on the next working day.
- (B) All payments made after the tenth (10th) day will bear a late fee, as set forth as follows, of the unpaid balance of the billed amount.

(2) Water and/or sewer connections. The town may extend water and sanitary sewer mains in the streets, alleys and utility easements in the town in order to permit

connections for those persons desiring water and sewer service. The individual, corporation or partnership requesting the service shall pay the town an amount equal to the cost of all materials, labor, equipment and other costs to provide the requested extension. At any time additional connections are made to the water and/or sewer mains, the town may collect from the individual connecting to the main(s) an amount equal to the proportional amount of footage of the connector's land abutting the sewer and/or water and repay the same to the original requestor(s) of service or designated recipients.

(3) Residential service rates.

(A) Residential water service rates:

Meter Size	Minimum Service Charge (Effective October 15, 2025)
3/4" or smaller	\$14.41
1"	\$24.02
1-1/2"	\$48.03
2"	\$76.80
3"	\$143.93
4"	\$239.88
6"	\$479.60

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2025)
0—10,000 gallons	\$4.83
10,001—40,000 gallons	\$7.23
40,001—80,000 gallons	\$10.86
80,001+ gallons	\$16.28

(B) Residential wastewater service rates:

- (i) All residential accounts, effective October 15, 2025, minimum service charge: \$37.91.
- (ii) Volumetric charge, effective October 15, 2025, \$6.54 per 1,000 gallons.
- (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.

(C) Additional residential service charges:

- (i) Service initiation: \$65.00.

- (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: \$10% of billed amount.
 - (v) Turn offs/reconnects:
 - a. During normal office hours: \$50.00.
 - b. After normal office hours: \$75.00.
- (D) Multifamily dwellings, townhomes and other multitenant accounts served by one master meter will be billed a minimum water charge per unit equal to the 3/4" residential base rate and the minimum service charge for wastewater. The residential volumetric charges will apply as \$7.92 at all volumes, except that winter averaging will not be applied to multifamily dwellings served by one master meter.
- (E) Out-of-town water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.53

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$6.42
10,001—40,000 gallons	\$9.62
40,001—80,000 gallons	\$14.45
80,001+ gallons	\$21.66

- (F) Out-of-town residential wastewater service rates:
- (i) All residential accounts, effective October 1, 2020, minimum service charge: \$42.60.
 - (ii) Volumetric charge, effective October 1, 2020, \$7.35 per 1,000 gallons.

- (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.
- (G) Senior citizen water credit and storm drainage credit: Refer to chapter 13 utilities, section 13.07.008, senior affordability discount and penalty exemption.
- (4) Commercial and temporary hydrant meter service rates.
 - (A) Commercial water service rates.

Meter Size	Minimum Service Charge (Effective October 15, 2025)
3/4" or smaller	\$14.41
1"	\$24.02
1-1/2"	\$48.03
2"	\$76.80
3"	\$143.93
4"	\$239.88
6"	\$479.60

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2025)
0—10,000 gallons	\$5.21
10,001—40,000 gallons	\$6.52
40,001—80,000 gallons	\$8.14
80,001+	\$10.18

- (B) Commercial wastewater service rates:
 - (i) All commercial accounts, effective October 15, 2025, minimum service \$43.52.
 - (ii) Volumetric charge, effective October 15, 2025, \$7.91 per 1,000 gallons.
- (C) Additional commercial service charges:
 - (i) Service initiation: \$75.00.
 - (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: \$10% of billed amount.

- (v) Turn offs/reconnects:
- During normal office hours: \$50.00.
 - After normal office hours: \$75.00.

(D) Out-of-town commercial water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.55

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$6.92
10,001—40,000 gallons	\$8.66
40,001—80,000 gallons	\$10.80
80,001+	\$13.52

(E) Out-of-town commercial wastewater service rates:

- All commercial accounts, effective October 1, 2020, minimum service \$48.90.
- Volumetric charge, effective October 1, 2020, \$8.88 per 1,000 gallons.

(5) Irrigation service rates.

(A) Irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October 15, 2025)
3/4" or smaller	\$5.31
1"	\$8.75
1-1/2"	\$17.46
2"	\$27.85
3"	\$52.20
4"	\$86.94

6"	\$173.87
----	----------

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2025)
0—10,000 gallons	\$7.30
10,001—40,000 gallons	\$8.38
40,001—80,000 gallons	\$9.63
80,001+	\$11.07

- (B) Irrigation wastewater service rates: Irrigation accounts are not billed for wastewater services. Irrigation accounts are strictly for meters and water service dedicated solely to furnish water service to lawn sprinkler or irrigation systems, and do not directly receive wastewater services.
- (C) Additional irrigation service charges:
- (i) Service initiation: \$75.00 commercial/\$65.00 residential.
 - (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: 10% of billed amount.
 - (v) Turn offs/reconnects:
 - a. During normal office hours: \$50.00.
 - b. After normal office hours: \$75.00.
- (D) Out-of-town irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$7.05
1"	\$11.63
1-1/2"	\$23.18
2"	\$36.98
3"	\$69.30
4"	\$115.43
6"	\$230.85

Volumetric Charge	Rate per 1,000 Gallons (Effective October 5, 2025)
0—10,000 gallons	\$9.69
10,001—40,000 gallons	\$11.13
40,001—80,000 gallons	\$12.80
80,001+	\$14.72

(6) Wastewater inflow prevention plan and enforcement fees.

(A) Administrative fees.

- (i) Non-plugged wastewater lines and manholes under construction receiving inflow:
 - a. First offense: \$500 per connection per day.
 - b. Second offense: \$750 per connection per day.
 - c. Third offense and subsequent: \$1,000 per connection per day.
- (ii) Wastewater services plumbing open:
 - a. First offense: \$250 per connection per day.
 - b. Second offense: \$400 per connection per day.
 - c. Third offense and subsequent: \$500 per connection per day.
- (iii) Wastewater services open/broken:
 - a. First offense: \$100 per connection per day.
 - b. Second offense and subsequent: \$200 per connection per day.

(B) Offenses will be reset January of even-numbered years.

(C) Contesting violations: A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Infrastructure Services within fifteen (15) business days after the date on the notice. The decision by the Executive Director of Development and Infrastructure Services is final and binding.

(D) Unpaid assessed administrative fees related to violations of wastewater under the town plan shall incur late payment penalties and may result in termination of work.”

SECTION 3

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 4

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 5

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Prosper, Texas.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 16TH DAY OF SEPTEMBER, 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

Town of Prosper, TX

Appendix A

FEE SCHEDULE

§ I.	Engineering inspection fees.	§ XV.	Sexually oriented businesses.
§ II.	Building permit/inspection fees.	§ XVI.	Alarm systems.
§ III.	(Reserved)	§ XVII.	Water conservation and enforcement fees.
§ IV.	Sign-related fees.	§ XVIII.	Backflow prevention plan and enforcement fees.
§ V.	Development fees.	§ XIX.	FOG outreach and enforcement fees.
§ VI.	Peddler's/solicitor's fee.	§ XX.	Health and sanitation fees.
§ VII.	Reconstruction of streets.	§ XXI.	Multifamily registration and inspection fees.
§ VIII.	Miscellaneous.	§ XXII.	Emergency medical services (EMS) rates.
§ IX.	Water and sewer rates.	§ XXIII.	Fire department mitigation rates.
§ X.	Impact fees.		
§ XI.	Rates for collection of solid waste and recyclables.		
§ XII.	Municipal drainage utility system fee schedule.		
§ XIII.	Parks and recreation user fees.		
§ XIV.	Public works fee schedule.		

§ I. Engineering inspection fees.

The following engineering inspection fees are hereby adopted for all public infrastructure and related development:

Type	Fee
Single-Family Residential Development	\$1,000 base fee plus \$600 per platted lot
Non-Residential Development	\$1,000 base fee plus \$1,500 per final platted acreage
Non-Residential Infrastructure * = or as identified on preliminary site plan	\$1,000 base fee plus \$1,200 per conveyance* platted acreage
Linear Utility Infrastructure for offsite utilities outside of platted boundary ** = no base fee if done with platted development	\$1,000 base fee** plus Wastewater — \$3.00 per linear foot Water — \$3.00 per linear foot Storm Sewer — \$4.00 per linear foot
Development Road Separate from platted development ** = no base fee if done with platted development	\$1,000 base fee** plus \$3.00 per square yard of concrete surface
Turn Lanes and Median Openings ** = no base fee if done with platted development	\$1,000 base fee** plus \$3.00 per square yard of concrete surface
Creek Stabilization ** = no base fee if done with platted development	\$1,000 base fee** plus \$0.50 per square yard of disturbed area

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Town of Prosper, TX

§ I

PROSPER CODE

§ II

(Ordinance 2023-59, § 2, adopted 9/12/2023¹)**§ II. Building permit/inspection fees.**

- (a) The building permit and inspection fees as follows are hereby for various construction-type projects in conjunction with, among others, residential, commercial and industrial structures prior to the start of construction. A determination of the valuation for any enclosed structure other than residential shall be determined at the discretion of the town.

- (1) Minimum building permit fees: \$20.00.
- (2) Residential new construction:
 - (A) Residential building plan review fee: A nonrefundable plan review of \$300.00 or 10% of the building permit, whichever is less, is due at the time of submittal.
 - (B) Residential building permit fee:

Gross Square Feet	Fee
999 sq. ft. or less	\$1.00 per sq. ft. up to and including 999 sq. ft.
1,000 sq. ft. to 4,900 sq. ft.	\$1,040.30 for the first 1,000 sq. ft.; plus \$0.713 for each additional one (1) sq. ft., up to and including 4,900 sq. ft.
4,901 sq. ft. to 7,999 sq. ft.	\$3,824.11 for the first 4,901 sq. ft.; plus \$0.509 for each additional one (1) sq. ft., up to and including 7,999 sq. ft.
8,000 sq. ft. or greater	\$5,403.00 for the first 8,000 sq. ft.; plus \$0.30 for each additional one (1) sq. ft.

- (3) Residential accessory buildings and carports: \$0.75 per sq. ft. + \$75.00
- (4) Residential alteration or addition: \$0.75 per sq. ft. + \$75.00
- (5) Residential roof repair or replacement: \$100.00
- (6) Swimming pools:
 - (A) In ground: \$300.00 permit fee
 - (B) Above ground: \$100.00 permit fee
 - (C) Spas: \$100.00
- (7) Commercial (new construction, additions, alterations, and single trade permits for mechanical, electrical or plumbing):
 - (A) Commercial building plan review fee: A nonrefundable plan review of \$300.00 or 10% of the building permit, whichever is less, is due at the time of submittal.

1. Editor's note — This ordinance repealed former § I, which pertained to construction permits and fees and derived from Ordinance 19-40, adopted 6/25/2019, Ordinance 19-68, adopted 9/10/2019, and Ordinance 2022-73, adopted 11/8/2022.

Town of Prosper, TX

§ II

FEE SCHEDULE

§ II

(B) Commercial building permit fee:

Total valuation	Plan Review Fee	Inspection Fee
\$1.00 to \$10,000.00	\$50.00	\$76.92
\$10,001.00 to \$25,000.00	\$70.69 for the first \$10,00.00; plus \$5.46 for each additional \$1,000.00	\$108.75 for the first \$10,00.00; plus \$8.40 for each additional \$1,000.00
\$25,001.00 to \$50,000.00	\$159.59 for the first \$25,000.00; plus \$3.94 for each additional \$1,000.00	\$234.75 for the first \$25,000.00; plus \$6.06 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$251.09 for the first \$50,000.00; plus \$2.73 for each additional \$1,000.00	\$386.25 for the first \$50,000.00; plus \$4.20 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$387.59 for the first \$100,000.00; plus \$2.19 for each additional \$1,000	\$596.25 for the first \$100,000.00; plus \$3.36 for each additional \$1,000.
\$500,001.00 to \$1,000,000.00	\$1,263.59 for the first \$500,000.00; plus \$1.85 for each additional \$1,000.00	\$1,940.25 for the first \$500,000.00; plus \$2.85 for each additional \$1,000.00
\$1,000,001.00 and over	\$2,188.59 for the first \$1,000,000.00; plus \$1.23 for each additional \$1,000.00	\$3,365.25 for the first \$1,000,000.00; plus \$1.89 for each additional \$1,000.00

The valuation shall be based upon the square foot construction cost per the most current ICC Building Valuation Data. The valuation is determined using the building gross area times the square foot construction cost. For shell only buildings deduct 20 percent of construction cost. For finish outs only, deduct 50 percent of the construction cost.

- (8) Certificate of occupancy: \$50.00 each.
- (9) Contractor registration (except where such registration is prohibited by state law): \$100.00 each. All contractors are required to register with the Town. Annual \$100.00 registration fee.
- (10) After-hours inspections: \$50.00 per inspection with a 2-hour minimum.
- (11) Demolition: \$50.00 permit fee.
- (12) Document retrieval fee: \$10.00.
- (13) Dumpster enclosure: \$20.00 permit fee/per enclosure.
- (14) Fence: \$30.00 per permit. No permit is needed if replacing less than 2 panels of fence totaling less than 16' in length.
- (15) Foundations/foundation repair: \$50.00.
- (16) Lawn irrigation systems: \$30.00 permit fee. The inspection must be done by a certified

Town of Prosper, TX

§ II

PROSPER CODE

§ V

backflow tester and a report must be given to the building inspector.

- (17) Miscellaneous inspections: Backflow prevention, electrical, mechanical, and plumbing: \$50.00 each.
 - (18) Multifamily: One application is required per building: \$5.00 per \$1,000.00 valuation of project.
 - (19) Re-inspection fee:
 - (A) \$50.00 for the first re-inspection.
 - (B) \$75.00 for the second re-inspection.
 - (C) \$100.00 for the third re-inspection.
 - (D) Fees will increase on a basis of \$25.00 each thereafter.
 - (20) Concrete flatwork including sidewalks, approaches and patios: \$50.00 per permit.
 - (21) Temporary outdoor seasonal sale or special event permit: \$100.00 permit fee + \$1,000.00 deposit.
 - (22) Construction Trailer: \$100.00.
 - (23) Residential solar and generators permit: \$150.00.
 - (24) Revision/Restamp Fee and fee for multiple round plan review (starting after second round): \$50.00 per hour with a 2-hour minimum.
 - (25) Residential single-trade permits for mechanical, electrical or plumbing: \$75.00.
 - (b) Third-party geotechnical and material testing fee. The Town shall hire and manage third-party geotechnical and material testing companies for any project where such testing is deemed necessary and proper by the town. The town shall be reimbursed by the developer for the town's actual costs for such geotechnical and material testing.
 - (c) Camera inspection fee for wastewater mains. Prior to the Town's acceptance of any wastewater main, the town shall inspect the wastewater main by camera. The fee for such inspection shall be \$1.00 per linear foot of wastewater main.
- (Ordinance 2023-59, § 2, adopted 9/12/2023)

§ III. (Reserved)²

§ IV. Sign-related fees.

- (a) Any sign permit: \$100.00.
 - (b) Special purpose sign district application: \$500.00.
 - (c) Petition for waiver: \$200.00.
- (Ordinance 18-75, § 3, adopted 9/25/2018; Ordinance 2022-73, § 5, adopted 11/8/2022)

2. Editor's note — Former § II, which pertained to electrical permit fees and derived from Ordinance 15-57, adopted 9/22/2015, was repealed 11/8/2022 by Ordinance 2022-73.

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§ V. Development fees.

The following development fees are hereby and shall be applied in accordance with the procedures established by the town's Subdivision Ordinance No. 03-05, as it exists or may be amended, and the town's Zoning Ordinance No. 05-20, as it exists or may be amended.

(1) Development fees.

- (A) Zoning change — standard: \$550.00 + \$10.00/acre or portion thereof; due at application.
- (B) Zoning change — planned development: \$750.00 + \$30.00/acre or portion thereof; due at application.
- (C) Specific use permit: \$350.00 + \$10.00/acre or portion thereof; due at application.
- (D) Variance through board of adjustment or construction board of appeals: \$250.00; due at application.
- (E) Miscellaneous applications (masonry exemption, ROW abandonment, septic waiver): \$100.00; due at application.
- (F) Zoning verification letter: \$50.00; due at application.
- (G) Preliminary site plan: \$350.00 + \$5.00/acre or portion thereof; due at application.
- (H) Site plan: \$400.00 + \$5.00/acre or portion thereof; due at application.
- (I) Annexation/deannexation application: \$250.00; due at application.
- (J) Preliminary plat: \$400.00 + \$10.00 per lot; due at application.
- (K) Final plat: \$500.00 + \$10.00 per lot; due at application.
- (L) Amended plat: \$300.00 + \$10.00 per lot; due at application.
- (M) Minor plat: \$250.00; due at application.
- (N) Property owner notifications: Where property owner notification is required, the application fee shall also include the amount of postage for 25 or more notifications. No additional fee for less than 25 notifications.
- (O) Alcoholic beverage sales distance variance: \$500.00.

(2) Other fees.

- (A) Plat filing: \$100.00.
- (B) Landscaping inspection: \$100.00.
- (C) Comprehensive plan amendment: \$250.00.
- (D) Construction fee: 3% of the total construction cost.
- (E) Park fee: \$30,000.00 per acre for up to 5% of the land.
- (F) Water or wastewater reinspection fees: No charge.

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(G) Engineering plan review fee:

- (i) Residential Development: \$500.00 + \$25.00/lot.
- (ii) Non-residential development: \$500.00 + \$200.00/acre.

(H) Land disturbance fee:

- (i) Single-family residential Lot: \$50.00.
- (ii) Tracts one acre or less: \$50.00.
- (iii) Tracts greater than one acre: \$200.00.
- (iv) Floodplain reclamation only: \$500.00.

(I) Floodplain study review fee: \$3,000.00 deposit (includes two reviews and one meeting) + \$150.00 nonrefundable administrative fee. After third party billing, any excess fees will be refunded.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 16-53, adopted 9/13/2016; Ordinance 19-68, § 2, adopted 9/10/2019; Ordinance 2022-73, § 6, adopted 11/8/2022; Ordinance 2022-77, § 2, adopted 12/13/2022)

§ VI. Peddler's/solicitor's fee.

- (a) The following peddler's/solicitor's is hereby adopted, and each itinerant merchant, peddler, vendor or itinerant taking orders for sale or offering of any items or service will pay such fee in addition to complying with article 4.03 of the Code of Ordinances, as it exists or may be amended, prior to solicitation.
 - (b) Each itinerant merchant, peddler, vendor or itinerant taking orders for sale or offering of any items or service will pay a fee of \$25.00 to the town prior to solicitation.
- (Ordinance 15-57, adopted 9/22/2015)

§ VII. Reconstruction of streets.

The following reconstruction of streets fees are hereby adopted. The fee per square foot for reconstruction materials accomplished by the town under the provisions of the town's Subdivision Ordinance No. 03-05, as it exists or may be amended, shall be:

- (1) For streets in existing residential areas which have been improved, i.e., some base and/or asphalt regardless of existing condition: \$0.50 per square foot.
 - (2) For streets in existing residential areas which are completely unimproved, i.e., no asphalt or oil base material and little or no rock or paving material: \$0.60 per square foot.
 - (3) For streets in new residential areas or nonresidential areas of new development: \$2.50 per square foot.
- (Ordinance 15-57, adopted 9/22/2015)

§ VIII. Miscellaneous.

The following miscellaneous fees are hereby adopted:

- (1) Copies: \$0.20 per page.

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(2) Faxes:

- (A) First page: \$2.00.
- (B) Additional pages: \$1.50.

(3) Land use maps: \$7.50.

(4) Ordinances:

- (A) Subdivision: \$35.00.
- (B) Zoning: \$45.00.

(5) Returned check fee: \$25.00.

(6) Service charge: A service charge in an amount equivalent to that charged for the collection of a check drawn on an account with insufficient funds is hereby established to be charged by the town if, for any reason, a payment by credit card, ACH, debit payment, or automatic draft, is not honored by the entity from which the funds are drawn.

(7) Processing or handling fee: A processing or handling fee of three percent (3%) is hereby established to be charged by the town at the point of sale for processing or handling each time a credit card or debit card is used to pay a utility bill. For the purposes of this article, a utility bill includes those charges commonly found on a town utility bill, including but not limited to charges associated with water, sewer, trash, storm drainage and optional donations. A processing or handling fee of four percent (4%) is hereby established to be charged by the town at the point of sale for processing or handling each time a credit card or debit card is used to pay all other municipal fees, fines, court costs or other charges. The Town Council finds that said amounts are reasonably related to the expense incurred by the town in processing or handling the credit card payment.

(8) Notary fees:

- (A) First signature: \$5.00.
- (B) Each additional signature: \$1.00.

(9) Library fees:

- (A) Effective June 26, 2018, there shall be no fines for overdue books, DVDs or other library materials. Late fees and fines incurred prior to that date may be paid by food donations (as determined by the Library Director) through July 12, 2018, and thereafter, all library accounts shall be locked until paid in full.

- (B) Effective July 28, 2018, a library card shall cost \$50.00 for any nontown resident.

- (C) A 3D printing charge shall be assessed at \$1.00 per hour.

(10) Alcohol permit fees: Refer to chapter 4 business regulations, article 4.02 alcoholic beverages. (Ordinance 15-57, adopted 9/22/2015; Ordinance 18-42, adopted 6/26/2018; Ordinance 2022-73, § 7, adopted 11/8/2022)

§ IX. Water and sewer rates.

Please refer to chapter 13 utilities, article 13.07 utility bills, for additional information on the town's utility

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billing policies.

(1) Late fees.

(A) All utility bill payments are due by the 10th day from the date of the bill except when the tenth day falls on Saturday, Sunday or legal holiday under which condition they are due by 5:00 p.m. central time on the next working day.

(B) All payments made after the tenth (10th) day will bear a late fee, as set forth as follows, of the unpaid balance of the billed amount.

(2) Water and/or sewer connections. The town may extend water and sanitary sewer mains in the streets, alleys and utility easements in the town in order to permit connections for those persons desiring water and sewer service. The individual, corporation or partnership requesting the service shall pay the town an amount equal to the cost of all materials, labor, equipment and other costs to provide the requested extension. At any time additional connections are made to the water and/or sewer mains, the town may collect from the individual connecting to the main(s) an amount equal to the proportional amount of footage of the connector's land abutting the sewer and/or water and repay the same to the original requestor(s) of service or designated recipients.

(3) Residential service rates.

(A) Residential water service rates:

Meter Size	Minimum Service Charge (Effective October 15, 2024 2025)
3/4" or smaller	\$13.56 14.41
1"	\$22.60 24.02
1-1/2"	\$45.20 48.03
2"	\$72.27 76.80
3"	\$135.44 143.93
4"	\$225.73 239.88
6"	\$451.31 479.60

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Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2024 2025)
0—10,000 gallons	\$4.55 4.83
10,001—40,000 gallons	\$6.81 7.23
40,001—80,000 gallons	\$10.23 10.86
80,001+ gallons	\$15.34 16.28

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(B) Residential wastewater service rates:

(i) All residential accounts, effective October 15, ~~2024~~2025, minimum service charge:
~~\$32.94~~37.91.

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- (ii) Volumetric charge, effective October 15, ~~2024~~2025, ~~\$5.68~~6.54 per 1,000 gallons.
- (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.
- (C) Additional residential service charges:
 - (i) Service initiation: \$65.00.
 - (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: 10% of billed amount.
 - (v) Turn offs/reconnects:
 - a. During normal office hours: \$50.00.
 - b. After normal office hours: \$75.00.
- (D) Multifamily dwellings, townhomes and other multitenant accounts served by one master meter will be billed a minimum water charge per unit equal to the 3/4" residential base rate and the minimum service charge for wastewater. The residential volumetric charges will apply as ~~normally scheduled on all master meter consumption for both water and wastewater services~~\$7.92 at all volumes, except that winter averaging will not be applied to multifamily dwellings served by one master meter.
- (E) Out-of-town water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.53

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$6.42
10,001—40,000 gallons	\$9.62
40,001—80,000 gallons	\$14.45
80,001+ gallons	\$21.66

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(F) Out-of-town residential wastewater service rates:

- (i) All residential accounts, effective October 1, 2020, minimum service charge: \$42.60.
- (ii) Volumetric charge, effective October 1, 2020, \$7.35 per 1,000 gallons.
- (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.

(G) Senior citizen water credit and storm drainage credit: Refer to chapter 13 utilities, section 13.07.008, senior affordability discount and penalty exemption.

(4) Commercial and temporary hydrant meter service rates.

(A) Commercial water service rates.

Meter Size	Minimum Service Charge (Effective October 15, 2024 2025)
3/4" or smaller	\$13.56 14.41
1"	\$22.60 24.02
1-1/2"	\$45.20 48.03
2"	\$72.27 76.80
3"	\$135.44 143.93
4"	\$225.73 239.88
6"	\$451.31 479.60

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Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2024 2025)
0—10,000 gallons	\$4.90 5.21
10,001—40,000 gallons	\$6.13 6.52
40,001—80,000 gallons	\$7.65 8.14
80,001+	\$9.57 10.18

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(B) Commercial wastewater service rates:

- (i) All commercial accounts, effective October 15, ~~2024~~2025, minimum service ~~\$37.82~~43.52.
- (ii) Volumetric charge, effective October 15, ~~2024~~2025, ~~\$6.87~~7.91 per 1,000 gallons.

(C) Additional commercial service charges:

- (i) Service initiation: \$75.00.
- (ii) Transfer fees: \$20.00.
- (iii) Meter accuracy rereads: \$15.00.

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(iv) Late fees: \$10% of billed amount.

(v) Turn offs/reconnects:

a. During normal office hours: \$50.00.

b. After normal office hours: \$75.00.

(D) Out-of-town commercial water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.55

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$6.92
10,001—40,000 gallons	\$8.66
40,001—80,000 gallons	\$10.80
80,001+	\$13.52

(E) Out-of-town commercial wastewater service rates:

(i) All commercial accounts, effective October 1, 2020, minimum service \$48.90.

(ii) Volumetric charge, effective October 1, 2020, \$8.88 per 1,000 gallons.

(5) Irrigation service rates.

(A) Irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October 15, 2024 2025)
3/4" or smaller	\$5.00 5.31
1"	\$8.24 8.75
1-1/2"	\$16.44 17.46

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Meter Size	Minimum Service Charge (Effective October 15, 2024 2025)
2"	\$26.22 27.85
3"	\$49.15 52.20
4"	\$81.86 86.94
6"	\$163.72 173.87

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2024 2025)
0—10,000 gallons	\$6.87 7.30
10,001—40,000 gallons	\$7.89 8.38
40,001—80,000 gallons	\$9.07 9.63
80,001+	\$10.43 11.07

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- (B) Irrigation wastewater service rates: Irrigation accounts are not billed for wastewater services. Irrigation accounts are strictly for meters and water service dedicated solely to furnish water service to lawn sprinkler or irrigation systems, and do not directly receive wastewater services.
- (C) Additional irrigation service charges:
- (i) Service initiation: \$75.00 commercial/\$65.00 residential.
 - (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: 10% of billed amount.
 - (v) Turn offs/reconnects:
 - a. During normal office hours: \$50.00.
 - b. After normal office hours: \$75.00.
- (D) Out-of-town irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$7.05
1"	\$11.63
1-1/2"	\$23.18
2"	\$36.98
3"	\$69.30

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Meter Size	Minimum Service Charge (Effective October 1, 2020)
4"	\$115.43
6"	\$230.85

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$9.69
10,001—40,000 gallons	\$11.13
40,001—80,000 gallons	\$12.80
80,001+	\$14.72

- (6) Wastewater inflow prevention plan and enforcement fees.
- (A) Administrative fees.
- (i) Non-plugged wastewater lines and manholes under construction receiving inflow:
 - a. First offense: \$500 per connection per day.
 - b. Second offense: \$750 per connection per day.
 - c. Third offense and subsequent: \$1,000 per connection per day.
 - (ii) Wastewater services plumbing open:
 - a. First offense: \$250 per connection per day.
 - b. Second offense: \$400 per connection per day.
 - c. Third offense and subsequent: \$500 per connection per day.
 - (iii) Wastewater services open/broken:
 - a. First offense: \$100 per connection per day.
 - b. Second offense and subsequent: \$200 per connection per day.
- (B) Offenses will be reset January of even-numbered years.
- (C) Contesting violations: A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Infrastructure Services within fifteen (15) business days after the date on the notice. The decision by the Executive Director of Development and Infrastructure Services is final and binding.
- (D) Unpaid assessed administrative fees related to violations of wastewater under the town plan shall incur late payment penalties and may result in termination of work.
- (Ordinance 19-68, § 3, adopted 9/10/2019; Ordinance 2020-73, § 3, adopted 9/8/2020; Ordinance 2024-63 adopted 9/10/2024)

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§ X. Impact fees.

Any and all impact fees assessed shall be in accordance with the town's impact fee ordinance no. 11-71, in article 10.02 of this code, as it exists or may be amended.
(Ordinance 15-57, adopted 9/22/2015)

§ XI. Rates for collection of solid waste and recyclables.

Solid waste collection rates are based on contractual obligations entered between the Town and the Town's solid waste provider, and are available on the Town's website.
(Ordinance 17-05, adopted 1/10/2017; Ordinance 2020-73, § 2, adopted 9/8/2020)

§ XII. Municipal drainage utility system fee schedule.

- (a) The following fees are hereby established and shall be collected through the town's bill for public utilities pursuant to the Municipal Drainage Utility Systems Act and other applicable law. Fees shall be based on a property's impact on the town's drainage utility system. Impact shall be based on the parcel size for residential property and the impervious area for all other nonexempt property. Ten percent (10%) of the area of the public streets and sidewalks on a property shall count towards that property's impervious area. The drainage utility fees shall be established according to the following schedule on a monthly basis:

Property Type	Parcel Size (sq. ft.)	Fees/Rates
Single-family residential		
Tier 1	<10,000	\$3.00
Tier 2	≥ 10,000	\$5.15
All other nonexempt property:		\$1.00 per 1,000 square feet of impervious area; the minimum fee shall be \$2.75 per property

- (b) The following shall not be assessed a drainage utility system fee:
- (1) Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the town in which the property is located for maintenance.
 - (2) A subdivided lot, until a structure has been built on the lot and a certificate of occupancy has been issued by the town.
 - (3) State property.
 - (4) Public or private institutions of higher education property.
 - (5) Town property.
- (c) All billings, credits, exemptions, rules, and other procedures relating to this drainage fee shall be subject to the provisions of V.T.C.A., Local Government Code, section 402.041 et seq., and shall specifically include the following:

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- (1) There shall be a charge on each monthly utility statement for the municipal drainage utility system pursuant to Ordinance No. 07-71 and as authorized herein. The town manager or his designee is authorized to collect such charges in a manner consistent with the town charter and state law. The drainage fee will be a separate line item on the utility statement and shall be clearly identified as a separate charge.
- (2) Except as otherwise provided herein, billing, charges and collection procedures shall be consistent with that for the water and sewer services.
- (3) Drainage charges shall be identified separately on the utility billing. Billing shall be consistent with V.T.C.A., Local Government Code, section 402.048, as it exists or may be amended.
- (4) Delinquent charges shall be collected in a manner consistent with V.T.C.A., Local Government Code, section 402.050, as it exists or may be amended and other applicable law.
- (5) The town manager or his designee(s) may, from time to time, adopt rules for the administration of the drainage charge.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 17-68, § 5, adopted 9/12/2017)

§ XIII. Parks and recreation user fees.

(a) Field user fees.

- (1) Prosper Youth Sports Commission leagues (co-sponsored leagues):
 - (A) All participants who reside within town boundaries: \$10.00 per player per season.
 - (B) All participants who reside outside of the town boundary but reside within the Prosper Independent School District boundary: \$30.00 per player per season.
 - (C) All participants who reside outside of the town boundary and who reside outside of the Prosper Independent School District Boundary: \$50.00 per player per season.
 - (D) Fees shall be paid in full prior to the use of any town athletic field.
 - (E) The number of scheduled practices and games will be assigned based on the facility use agreement with the town.
 - (F) Each participant shall be assessed the full fee amount based on residency.
- (2) Non-co-sponsored resident teams comprised of eighty percent (80%) or more participants who reside in the town boundary:
 - (A) Nonsynthetic turf field use: \$35.00 per hour.
 - (B) Synthetic turf field use: \$70.00 per hour.
 - (C) Additional \$20.00 per hour for use of the field lights.
- (3) Non-co-sponsored resident teams comprised of less than 80% participants who reside in the town boundary:
 - (A) Nonsynthetic turf field use: \$45.00 per hour.
 - (B) Synthetic turf field use: Not available for rental.

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(C) Additional \$20.00 per hour for use of the field lights.

(4) Co-sponsored teams comprised of 80% or more participants who reside in the town boundary:

(A) Nonsynthetic turf field use: \$35.00 per hour.

(B) Synthetic turf field use: \$70.00 per hour.

(C) Additional \$20.00 per hour for use of the field lights.

(b) Pavilion user fees.

Number of Participants	Resident Rate	Nonresident Rate	Refundable Deposit
1-50	\$35.00	\$500.00	\$100.00
51-100	\$50.00	\$500.00	\$100.00
100+	\$75.00	\$500.00	\$100.00

This fee structure is based on a four-hour time slot. Rental fee must be paid in full at the time the reservation is made. 14-day cancellation is required. Acceptable forms of payment are check, Visa, and MasterCard. The splash pad is open annually from Memorial Day to Labor Day.

(c) Tournaments, camps, and clinic fees.

During in-season play, defined as recreational play by the youth sports commission leagues, only co-sponsored organization tournaments will be allowed to utilize the synthetic turf fields. During in-season play, only co-sponsored camps and clinics will be permitted to utilize the synthetic turf fields but must contain at least 80 percent town residents.

During out-of-season play, defined as seasons wherein recreational play by the youth sports commission has concluded or is not currently being scheduled, co-sponsored and non-co-sponsored organizations, camps, clinics and tournaments will be permitted to utilize the synthetic turf fields, regardless of residency status. The number of camps, clinics and tournaments held throughout the off-season shall be determined by the Director of the Parks and Recreation Department.

In the event that the tournament director would like to include food vendors at scheduled events, all town health requirements must be met no later than 30 days before the scheduled event. Please email health@prospertx.gov with any questions.

(1) Co-sponsored organization fees.

(A) Tournament fees:

(i) \$25.00/per team (up to a two-day tournament).

(ii) \$15.00/per team/additional day.

(iii) Deposit per field: \$100.00.

(iv) Minimum fee for tournaments: \$500.00.

(B) Camps and clinics fees:

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- (i) \$5.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$250.00.
- (2) Resident, non-co-sponsored organization fees.
 - (A) Tournament fees:
 - (i) \$25.00/per team (up to a two-day tournament).
 - (ii) \$15.00/per team/additional day.
 - (iii) Deposit per field: \$100.00.
 - (iv) Minimum fee for tournaments: \$750.00.
 - (B) Camps and clinics fees:
 - (i) \$5.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$300.00.
- (3) Nonresident, non-co-sponsored organization fees.
 - (A) Tournament fees:
 - (i) \$50.00/per team (up a two-day tournament).
 - (ii) \$30.00/per team/additional day.
 - (iii) Deposit per field: \$100.00.
 - (iv) Minimum fee for tournaments: \$1,000.00.
 - (B) Camps and clinics fees:
 - (i) \$10.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$450.00.
- (4) General fees.
 - (A) Lights are charged at \$20.00/hour/field.
 - (B) On-site staff: \$25.00/hour/staff member, if deemed necessary by the Parks and Recreation Department.
 - (C) Field preparation: \$45.00/field/per preparation.
 - (D) Any additional field preparation is a \$20.00 relining and dragging home plate fee. All requests must be made prior to the tournament beginning.

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- (E) Water service is \$45.00 per container per day, and this includes cups and ice.
- (F) Temporary mound adjustments are a \$400.00 flat rate, per occurrence. Renting organization must provide a minimum of four staff members to assist with mound adjustments.
- (G) Full deposit payment must be received no later than two business days after the tournament has concluded.
- (H) Deposit must be received at time of reservation to guarantee the reservation. First deposit received will have priority over facility reservation.
- (I) Refunds for field rental fees are only refundable due to inclement weather and or cancellation of the rental 30 days prior to the rental date.

(Ordinance 18-75, § 4, adopted 9/25/2018; Ordinance 22-11, § 2, adopted 3/8/2022)

§ XIV. Public works fee schedule.

(a) Inspections.

- (1) Certificate of occupancy. Initial inspection which includes the public works inspection of sidewalk, drive approach, curbs and gutter, water meter, meter box, right-of-way grading, sod and camera the wastewater service to the main line. This fee shall be paid when a building permit is sought.
- (2) First public works inspection.
 - (A) First inspection: \$50.00.
 - (B) All fees paid prior to scheduling new inspection: Inspection requests are made the day before by 4:00 p.m. Public works will try to make most inspections within forty-eight (48) hours of receiving a request for the same.
- (3) Reinspection fee.
 - (A) Second inspection: \$50.00.
 - (B) Third inspection: \$75.00.
 - (C) Fourth inspection: \$100.00.
 - (D) Fees will increase in \$25.00 increments for each inspection thereafter.

(b) Damages to meters/equipment. (Cost does not include water and sewer impact fees.)

5/8-inch PD	\$245.00
3/4-inch PD	\$335.00
1-inch PD	\$335.00
1-1/2-inch PD	\$638.00
2-inch PD	\$767.00
1-1/2-inch turbine (irrigation)	\$869.00

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2-inch turbine (irrigation)	\$916.00
14 × 18-inch meter box	\$200.00
14 × 18-inch meter box & MTU	\$360.00
18 × 24-inch meter box	\$383.00
18 × 24-inch meter Box & MTU	\$425.00
Replace readable register	\$250.00
Replace damaged/unreadable register	\$747.00
Transmitter (MTU)	\$374.00
Transmitter (MTU) dual	\$0
3-inch turbine	\$1,636.00
4-inch turbine	\$2,136.00
6-inch turbine	\$3,627.00
3-inch compound	\$4,975.00
4-inch compound	\$5,600.00
6-inch compound	\$7,636.00
Larger meters on request	(Amount TBD)
Replace ½ & 1-inch meter, MTU register & box	\$711.00
Replace MTU, register & box	\$511.00
Replace ½ & 1-inch meter, register & box	\$596.00
Replace ½ & 1-inch meter, MTU & box	\$596.00
Replace ½ & 1-inch meter & MTU	\$458.00
Replace ½ & 1-inch meter & box	\$368.00
Replace MTU & box small	\$320.00
Replace register & box	\$315.00
Replace ½ & 1-inch meter & register	\$470.00
Replace register & MTU	\$363.00
Replace unreadable register, MTU and small box	\$840.00
Replace unreadable register & MTU	\$0

(c) Fire hydrant meter fee.

- (1) Deposit (based upon approved condition): \$1,819.00.
- (2) Relocate fire hydrant meter: \$84.00.
- (3) Repair hydrant meter:
 - (A) Replace fire hydrant with register: \$1,980.00.
 - (B) Repair hydrant meter RPZ: \$657.00.

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- (C) Replace backflow on hydrant: \$1,012.00.
- (D) Repair hydrant broken collar: \$224.00.
- (E) Repair hydrant meter valves: \$275.00.
- (4) Replace fire hydrant meter: \$924.00.
- (d) Water/wastewater connection/tap fee.
 - (1) Water (lots without existing water service line/meter box)
 - (a) Water tap fee is based on water service line size, does not include other items such as, among other things, boring, impact fees, connection fees (see 2, below), pavement removal and replacement:
 - (i) 1-inch water service: \$1,610.00.
 - (ii) 1-½-inch water service: \$2,745.00.
 - (iii) 2-inch water service: \$3,675.00.
 - (iv) 4-inch water service: \$1,956.00.
 - (v) 6-inch water service: \$2,026.00.
 - (2) Water (lots with existing water service line/meter box).
 - (A) Water connection fee is based on water meter size, does not include impact fees, and shall be paid when a building permit is sought:
 - (i) ⅝-inch water meter: \$475.00.
 - (ii) ¾-inch water meter: \$660.00.
 - (iii) 1-inch water meter: \$575.00.
 - (iv) 1-½-inch water meter: \$875.00.
 - (v) 1-½-inch-inch water meter (turbine): \$1,125.00.
 - (vi) 2-inch water meter: \$1,000.00.
 - (vii) 2-inch water meter (turbine): \$1,075.00.
 - (3) Wastewater (lots without existing wastewater service line).
 - (A) Wastewater tap size, does not include other items such as, among other things, boring, impact fees, connection fees (see 4, below), pavement removal and replacement:
 - (i) 4-inch: \$1,612.00.
 - (ii) 6-inch: \$1,840.00.
 - (4) Wastewater (lots with existing wastewater service line).
 - (A) Wastewater connection size does not include impact fees, and shall be paid when a

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building permit is sought:

(i) 4-inch: \$400.00.

(ii) 6-inch: \$400.00.

(e) Meter moves. This work does not include additional items such as, among other things, bores, impact fees, grass replacement and pavement removal. The town does not relocate customer-side service.

(1) 1-inch water service: \$675.00.

(2) 1-½-inch water service: \$998.00.

(3) 2-inch water service: \$1,157.00.

(f) Curbside repair.

(1) 1-inch water service: \$426.00.

(2) 1-½-inch water service: \$770.00.

(3) 2-inch water service: \$875.00.

(g) Callback or second time call. \$102.00.

(h) Accuracy testing.

(1) Meter requested testing local: \$379.00.

(2) Meter requested testing outside: \$497.00.

(i) UTRWD connection fee. \$500.00.

(j) Returned check fee. \$25.00.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 17-68, § 6, adopted 9/12/2017; Ordinance 2022-73, § 8, adopted 11/8/2022; Ordinance 2022-77, § 3, adopted 12/13/2022)

§ XV. Sexually oriented businesses.

(a) Application and investigation fee: \$700.00 (nonrefundable).

(b) Annual license renewal fee: \$350.00 (nonrefundable).

(c) Employee license, whether for a new license or for renewal of an existing license, annual fee: \$75.00 (nonrefundable application, investigation, and license fee).

(d) All license applications and fees shall be submitted to the town secretary, or its designee.
(Ordinance 15-57, adopted 9/22/2015)

§ XVI. Alarm systems.

(a) Annual, permit or renewal fee (nonrefundable).

(1) Private residence: \$50.00.

(2) Business: \$100.00.

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(b) False alarms service charge (preceding 12-month period).

(1) Fee for each false burglar alarm:

(A) More than three but fewer than six: \$50.00.

(B) More than five but fewer than eight: \$75.00.

(C) Eight or more: \$100.00.

(2) Each false robbery/panic/duress alarm service charge:

(A) More than three but fewer than eight: \$75.00.

(B) Eight or more: \$100.00.

(Ordinance 15-57, adopted 9/22/2015; ; Ordinance 2025-30 adopted 7/22/2025)

§ XVII. Water conservation and enforcement fees.(a) Administrative fees. Administrative fees for violations to the town's water conservation and water resource and emergency management plan shall be added to water account holder's regular monthly town utility bill as follows:

(1) First offense: Courtesy tag warning.

(2) Second offense: Certified letter notifying of violation.

(3) Third offense and subsequent offenses: \$100.00.

(4) Fourth offense and subsequent offenses: \$300.00.

(b) Contesting violations.

(1) A water customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Infrastructure Services within fifteen (15) business days after the date on the notice. The hearing officer(s) shall evaluate all information offered by the petitioner at the hearing. The customer shall bear the burden of proof to show why, by preponderance of the evidence, the administrative fee should not be assessed. The hearing officer(s) shall render a decision in writing within three (3) business days of the conclusion of the hearing. A customer may appeal the decision from the hearing officer(s) in writing to the Executive Director of Infrastructure Services within three (3) business days from the receipt of the written appeal. The decision by the Executive Director of Infrastructure Services is final and binding.

(2) Unpaid assessed administrative fees related to violations of water use restrictions under the town plan shall incur late payment penalties and may result in termination of water service.

(Ordinance 19-21, adopted 4/23/2019)

§ XVIII. Backflow prevention plan and enforcement fees.

The Town may elect to exercise the following administrative remedies for violations of the Town's Backflow Prevention Plan in lieu of pursuing criminal penalties against non-single family water account holders, such as business and professional parks, homeowners' associations, apartments, home builders, land developers, and entities other than customers residing at single family homes.

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- (1) Administrative fees. The following administrative fees that will be assessed:
- (A) Backflow registration fee: \$100.00.
 - (B) Backflow test (per assembly): \$25.00.
 - (C) CSI fee: \$25.00.
 - (D) Public works fee: \$50.00.
 - (E) Retest (per device): \$25.00.
- (2) Contesting violations. A non-single family water customer as defined above may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Community Services within fifteen (15) business days after the date on the Notice. The hearing officer(s) shall evaluate all information offered by the petitioner at the hearing. The customer shall bear the burden of proof to show why, by preponderance of the evidence, the administrative fee should not be assessed. The hearing officer(s) will render a decision in writing within three (3) business days of the conclusion of the hearing. A customer may appeal the decision from the hearing officer(s) in writing to the Executive Director of Development and Community Services within three (3) business days of the conclusion of the hearing. The decision by the Executive Director of Development and Community Services is final and binding.
- (3) Paying Assessed Fees.
If, after the expiration of the fifteen (15) business days from the date on the Notice, the customer has not requested an administrative hearing to contest the assessment of an administrative fee or paid the administrative fee, the Town shall apply and charge the assessed administrative fee to the customer's next Town Utility Bill.
- (a) Unpaid assessed administrative fees related to violations of Backflow Prevention Plan restrictions under the Town Plan shall incur late payment penalties and may result in termination of water service.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 16-76, adopted 12/13/2016; Ordinance 2022-73, § 10, adopted 11/8/2022; Ordinance 2023-72, § 3, adopted 10/24/2023)

§ XIX. FOG outreach and enforcement fees.

- (a) Administrative fees.
- (1) Administrative fees for violations of the town's FOG outreach plan shall be added to a wastewater account holder's regular monthly town utility bill, or billed to the generator, as follows:
 - (A) First offense: Certified letter with five (5) days to comply.
 - (B) Second offense: \$1,000.00.
 - (C) Third offense: \$1,500.00.
 - (D) Fourth and subsequent offenses: Increase of \$500.00 with each violation.
 - (2) Unpaid assessed administrative fees related to violations of the FOG outreach plan shall incur late payment penalties and may result in termination of services.

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- (b) Contesting violations. A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Community Services within fifteen (15) business days after the date on the notice. The hearing officer(s) shall evaluate all information offered by the customer at the hearing. The customer shall bear the burden of proof to show why, by preponderance of the evidence, the administrative fee should not be assessed. The hearing officer(s) shall render a decision in writing within three (3) business days of the conclusion of the hearing. A customer may appeal the decision from the hearing officer(s) in writing to the Executive Director of Development and Community Services within three (3) business days from the receipt of the decision by the hearing officer(s). In the written appeal, the customer shall provide the factual basis for the appeal and describe why the decision of the hearing officer(s) is not supported by the evidence. The Executive Director of Development and Community Services shall promptly review the appeal, and the decision by the Executive Director of Development and Community Services is final and binding.

(Ordinance 16-22, adopted 3/22/2016)

§ XX. Health and sanitation fees.

- (a) Food establishment permit and inspection fees.
- (1) Restaurant: \$350.00/year (includes two inspections per year).
 - (2) Convenience store: \$275.00/year.
 - (3) Child day care center: \$350.00/year.
 - (4) Grocery store: \$500.00/year.
 - (5) Mobile food establishment (hot): \$350.00/year.
 - (6) Mobile food establishment (cold): \$250.00/year.
 - (7) Temporary food establishment: \$75.00 for a maximum of fourteen (14) days.
 - (8) Concession stand: \$50.00/season.
 - (9) Independent school district-owned food establishment: No fee.
- (b) Certain food establishment inspection fees.
- (1) Reinspection: \$100.00/inspection.
 - (2) Investigative or complaint-based inspection: \$100.00/inspection (if the inspection is deemed to not have been warranted, the fee may be waived at the sole discretion of the regulatory authority).
- (c) Plan review of new or extensively remodeled food establishment fee.\$175.00.
- (d) Public/semi-public swimming pool or spa permit and inspection fee.\$225.00.
- For the purpose of this section, a semi-public swimming pool or spa is a swimming pool or spa which is privately owned and open only to an identifiable class of persons including but not limited to hotel guests, residents of a multifamily dwelling complex, members of a homeowners or property owners association, fitness facility or club members.
- (e) Dogs on food establishment variance application fee.\$250.00.

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(f) Proration of annual fees.

- (1) The cost of any annual fee referenced in subsection (a), "Food establishment permit and inspection fees," due and owing on or before January 31, 2023, shall be prorated to expire on January 31, 2023. On February 1, 2023, and every February 1 thereafter, all such annual fees shall be due and owing.
- (2) Beginning on February 1, 2023, any annual fee referenced in subsection (a), "Food establishment permit and inspection fees," whose payment is one to five business days late shall be subject to a late payment penalty equal to 50 percent of the annual fee amount. Any such annual fee whose payment is more than five business days late shall be subject to a late payment penalty equal to 100 percent of the annual fee amount.

(Ordinance 17-68, § 7, adopted 9/12/2017; Ordinance 18-75, § 5, adopted 9/25/2018; Ordinance 2022-17, § 2, adopted 4/26/2022; Ordinance 2022-73, § 9, adopted 11/8/2022)

§ XXI. Multifamily registration and inspection fees.

- (a) The landlord of a multifamily dwelling complex shall annually pay the town a fee which includes registration and inspection fees.
 - (b) A fee of ten dollars (\$10.00) per dwelling unit with a minimum of two hundred dollars (\$200.00) per year shall be submitted annually with the required registration form as provided by the town.
 - (c) Annual registration or renewals postmarked or received after the identified deadline date shall be assessed an additional fee increase of:
 - (1) Ten percent (10%) if received within thirty (30) calendar days after the due date,
 - (2) Thirty percent (30%) if received within thirty-one (31) to sixty (60) calendar days after the due date; or
 - (3) Fifty percent (50%) if received more than sixty-one (61) days after the due date.
 - (d) Cost of initial inspection and first reinspection: No fee.
 - (e) Second reinspection if required: \$150.00 per residential unit or per any other area of the multifamily complex.
 - (f) Third and any subsequent reinspections if required: \$300.00 per residential unit or per any other area of the multifamily complex.
- (Ordinance 18-110, adopted 12/11/2018)

§ XXII. Emergency medical services (EMS) rates.

Definitions:

Advanced Life Support (ALS).

Basic Life Support (BLS).

Advanced Life Support 2 (ALS-2).

Advanced Life Support Disposable Items (ALSDI).

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Basic Life Support Disposable Items (BSLDI).

- (1) ALS: \$1,600.00.
 - (2) BLS: \$1,400.00.
 - (3) ALS-2: \$1,800.00.
 - (4) ALSDI: \$400.00.
 - (5) BLSDI: \$350.00.
 - (6) Mile (per each): \$24.00.
 - (7) Oxygen: \$150.00.
- (Ordinance 2020-73, § 4, adopted 9/8/2020; Ordinance 2024-52 adopted 8/13/2024)

§ XXIII. Fire department mitigation rates.**(a) Motor vehicle incidents.**

- (1) Level 1 MVA - \$602.00.

Provide hazardous materials assessment and scene stabilization. This is the most common "billing level" and will occur most every time the fire department response to an accident/incident.

- (2) Level 2 MVA - \$687.00.

Includes level 1 services as well as clean up and materials used for hazardous fluid clean up and disposal. We will bill at this level if the fire department must clean up any or other automotive fluids that are spilled because of the accident/incident.

- (3) Level 3 — Car fire - \$838.00.

Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, TIC use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled because of the accident/incident.

- (4) Level 4 — EV car fire - \$838.00, plus cost of blanket.

- (5) Additional rates:

- (A) Engine: \$554 per hour.
- (B) Truck: \$693 per hour.
- (C) Chief officer: \$347 per hour.
- (D) Miscellaneous equipment: \$416.
- (E) Heavy extrication tools used: \$1,811.
- (F) Creating landing zone: \$553.

(b) Hazmat.

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(1) Level 1 - \$972.

Basic response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.

(2) Level 2 - \$3,473.

Intermediate response: Claim will include an engine response, first responder assignments, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up of command and decon center. PPE to include level A or B donning, breathing air and detection equipment.

(3) Level 3 - \$8,199.

Advanced response: Claim will include an engine response, first responder assignments, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up of command and decon center. PPE to include level A or B donning, breathing air and detection equipment. Will include detection equipment, recovery and identification of materials, disposal and environmental cleanup, as well as the rate. Includes three hours of on scene time - each additional hour over, is billed at \$366 per hour, per HAZMAT team.

(4) Additional apparatus on scene (for all levels of service):

(A) Engine billed at \$554.00 per hour.

(B) Truck billed at \$693.00 per hour.

(c) Fires.

(1) Assignment: \$554.00 per hour, per engine/\$693.00 per hour, per truck. Includes:

(A) Scene safety.

(B) Investigation.

(C) Fire/hazard control.

Note: This is the most common "billing level" and will occur for the most common fire response.

(2) Optional: The fire department has the option to bill each fire as an independent event with custom mitigation rates. (Itemized meaning, per person, at various pay levels and the products used.)

(d) Fire investigation.

(1) Fire Investigation Team - \$554.00 per hour.

(2) Services to include:

(A) Scene safety.

(B) Investigation.

(C) Source identification.

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- (D) K-9/arson dog unit.
- (E) Identification equipment.
- (F) Mobile detection unit.
- (G) Fire report.
- (3) The claim begins with the fire investigation responds to the incident and is billed for only the time logged.
- (e) Fire marshal/operations chief response. This includes the setup of command and providing direction of the incident. This could include operations, safety, and administration of the incident.
- (f) Illegal fires.
 - (1) Assignment rates:
 - (A) \$554.00/hour per engine.
 - (B) \$693.00/hour per truck.
 - (2) When a fire is started by any person(s) that requires the town fire department to respond during a time or season when fires are regulated or controlled by local or state rules, provisions, or ordinances because of pollution or fire danger concerns. The person(s) will be liable for the town fire department response as a cost, not to exceed, the actual expenses incurred by the town fire department. Similarly, if a fire is started where permits are required for such a fire, and the permit is not obtained and the town fire department is required to respond to contain the fire, the responsible party will be liable for the response at a cost not to exceed the actual expenses incurred by the department. The actual expenses will include direct labor, equipment costs and any other costs that can be reasonably allocated to the cost of the response.
- (g) Water incidents.
 - (1) Level 1 - Billed at \$554.00/hour plus \$68.00 per hour, per person.
Basic response: Claim will include engine response, first responder assignments. This will be the most common "billing level" and will occur almost each time the town fire department has to respond to a water incident.
 - (2) Level 2 - Billed at \$1,110.00/hour plus \$68.00 per hour, per person.
Intermediate response: Includes level 1 actions as well as cleanup and materials needed for hazmat spill. We will bill at this level if the town fire department must clean up small amounts of gasoline or other fluids, as a result of the incident.
 - (3) Level 3 - Billed at \$2,747.00/hour plus \$68.00 per hour, per person.
Advance response: Includes services above, as well as DART activation, and recovery and identification of materials associated. Will include the fees for environmental disposal fees.
- (h) Back country or special rescue.
 - (1) Itemized response: Each incident will be billed with custom mitigation rates that are deemed usual, customary and reasonable (UCR). These incidents will be billed itemized per apparatus,

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per rescue person, plus the rescue products used.

- (2) Minimum billed at \$554 for the first response vehicle, plus \$68 per rescue person. Additional rates of \$554 per hour per response vehicle and \$58 per hour per rescue person.

(i) Gas leaks (Natural).

- (1) Level 1 - Natural Gas leak, outside without fire - \$523.00/hour.

Description: Minimal danger to life, property, and the environment, leak typically for mechanical damages to a meter or pipe.

- (2) Level 2 - Natural Gas leak, outside with fire - \$748.00/hour, plus \$68 per hour, per person.

Description: Moderate danger to life, property, and the environment, leak typically caused from mechanical damage with nearby operating equipment causing a fire.

- (3) Level 3 - Natural Gas leak inside structure - \$932.00/hour, plus \$68.00 per hour, per person.

Description: Significant danger to life, property, and the environment, leak is typically difficult to identify and locate.

(Ordinance 2025-22 adopted 6/10/2025)



FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: FY 2025 – 2026 Fee Schedule Adjustments

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon an Ordinance amending Appendix A, “Fee Schedule,” of the Town’s Code of Ordinances.

Description of Agenda Item:

As part of the FY 2025 – 2026 Budget Process, staff worked to find other sources of revenue that could be utilized so that needed service requests are met.

Several departments were already working with consultants to change their fees and fines in relation to our comparison cities, and staff worked to forecast how these changes could bring in additional revenue to support town services.

Budget Impact:

The additional revenue generated from the fee increases will be effective as of October 1, 2025 and have been incorporated into the FY 2026 Proposed Budget’s revenue.

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. Ordinance
2. Proposed Fee Schedule - Redline

Town Staff Recommendation:

Town Staff recommend that the Town Council approve an Ordinance amending Appendix A, “Fee Schedule,” of the Town’s Code of Ordinances effective October 1, 2025.

Proposed Motion:

Item 19.

I move to approve an Ordinance amending Appendix A, "Fee Schedule," of the Town's Code of Ordinances effective October 1, 2025.

TOWN OF PROSPER, TEXAS**ORDINANCE NO. 2025-47**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," TO THE TOWN'S CODE OF ORDINANCES BY REPEALING THE FOLLOWING EXISTING SECTIONS: SECTION I, "ENGINEERING INSPECTION FEES"; SECTION II, "BUILDING PERMIT/INSPECTION FEES"; SECTION IV, "SIGN-RELATED FEES"; SECTION V, "DEVELOPMENT FEES"; SECTION X, "IMPACT FEES"; SECTION XII, "MUNICIPAL DRAINAGE UTILITY SYSTEM FEE SCHEDULE"; SECTION XIII, "PARKS AND RECREATION USER FEES"; SECTION XX, "HEALTH AND SANITATION FEES"; AND SECTION XXI, "MULTIFAMILY REGISTRATION AND INSPECTION FEES," AND REPLACING THEM WITH A NEW SECTIONS, AS FOLLOWS: SECTION I, "ENGINEERING SERVICES FEES"; SECTION II, "BUILDING PERMIT/INSPECTION FEES"; SECTION IV, "SIGN-RELATED FEES"; SECTION V, "DEVELOPMENT FEES"; SECTION X, "IMPACT FEES"; SECTION XII, "MUNICIPAL DRAINAGE UTILITY SYSTEM FEE SCHEDULE"; SECTION XIII, "PARKS AND RECREATION USER FEES"; SECTION XX, "HEALTH AND SANITATION FEES"; AND SECTION XXI, "MULTIFAMILY REGISTRATION AND INSPECTION FEES"; MAKING FINDINGS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas ("Town Council"), has investigated and determined that, as a result of recent legislation as well as cost increases associated with services, including inspections, performed by the Town of Prosper, various fee amendments are necessary to Appendix A, "Fee Schedule," to the Town's Code of Ordinances; and

WHEREAS, the Town Council has reviewed the current and proposed fees and recommends the adoption of the revised fee schedule, as contained in Appendix A, "Fee Schedule," to the Town's Code of Ordinances.

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

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

From and after the effective date of this Ordinance, Section I, "Engineering Services Fees"; Section II, "Building Permit/Inspection Fees"; Section IV, "Sign-Related Fees"; Section V, "Development Fees"; Section X, "Impact Fees"; Section XII, "Municipal Drainage Utility System Fee Schedule"; Section XIII, "Parks and Recreation User Fees"; Section XX, "Health and Sanitation Fees"; and Section XXI, "Multifamily Registration and Inspection Fees," of Appendix A, "Fee Schedule," to the Town's Code of Ordinances are hereby repealed in their entirety and replaced with the following new Sections: Section I, "Engineering Inspection Fees"; Section II, "Building Permit/Inspection Fees"; Section IV, "Sign-Related Fees"; Section V, "Development

Fees”; Section X, “Impact Fees”; Section XII, “Municipal Drainage Utility System Fee Schedule”; Section XIII, “Parks and Recreation User Fees”; Section XX, “Health and Sanitation Fees”; and Section XXI, “Multifamily Registration and Inspection Fees,” to read as follows:

“§ I. Engineering Services Fees.

(a) Inspections:

- (1) The following engineering inspection fees are hereby adopted for all public infrastructure and related development:

Type	Fee
Single-Family Residential Development	\$2,000 base fee plus \$1,000 per platted lot
Non-Residential Development	\$2,000 base fee plus \$2,000 per final platted acreage
Non-Residential Infrastructure * = or as identified on preliminary site plan	\$2,000 base fee plus \$2,000 per conveyance* platted acreage
Multi-Family Development	\$2,000 base fee plus \$2,500 per final platted acreage
Linear Utility for offsite utilities outside of platted boundary ** = no base fee if done with platted development	\$2,000 base fee** plus Wastewater — \$5.00 per linear foot Water — \$5.00 per linear foot Storm Sewer — \$5.00 per linear foot
Development Road Separate from platted development ** = no base fee if done with platted development	\$2,000 base fee** plus \$5.00 per square yard of concrete surface
Turn Lanes and Median Openings ** = no base fee if done with platted development	\$2,000 base fee** plus \$5.00 per square yard of concrete surface
Creek Stabilization ** = no base fee if done with platted development	\$2,000 base fee** plus \$0.50 per square yard of disturbed area
Saturday and After Hours Inspections	\$500.00 per day

(b) Plan Review:

- (1) Residential Development: \$1,500.00 + \$100.00 per lot
- (2) Non-residential Development: \$1,500.00 + \$500.00 per acre
- (3) Multi-Family-residential Development: \$1,500.00 + \$50.00 per unit
- (4) After 3rd Submittal (4th or more) Plan Review Fee: \$1,000.00 each resubmittal

(c) Land Disturbance (without development):

- (1) Tracts one acre or less: \$100.00
- (2) Tracts greater than one acre: \$100.00 + \$25.00 per acre
- (3) Floodplain reclamation only: \$500.00 + \$25.00 per acre

- (d) Land Disturbance (with development): \$200.00
- (e) Floodplain Study Review: \$3,500.00 deposit (includes two reviews and one meeting) + \$250.00 non-refundable administrative fee. After third party billing, any remaining deposit not expended will be refunded.
- (f) Stormwater
 - (1) Re-inspection: \$100.00 per re-inspection
 - (2) Notice of Violation: \$150.00
 - (3) Lot Hold: \$150.00
 - (4) Stop Work Order: \$150.00

§ II. Building Permit/Inspection Fees.

- (a) The building permit and inspection fees as follows are hereby for various construction-type projects in conjunction with, among others, residential, commercial and industrial structures prior to the start of construction. A determination of the valuation for any enclosed structure other than residential shall be determined at the discretion of the town.
 - (1) Minimum building permit fees: \$100.00.
 - (2) Residential new construction:
 - (A) Residential application fee: A non-refundable application fee of \$300.00 will be due at time of application for all new one-family dwellings, two-family dwellings, and townhomes
 - (B) Residential building permit fee: \$1.00 per sq. ft. of gross square footage inclusive of garage patios, porches, etc.
 - (3) Residential accessory buildings and carports: \$0.75 per sq. ft. + \$75.00
 - (4) Residential alteration or addition: \$0.75 per sq. ft. + \$75.00
 - (5) Residential roof repair or replacement: \$100.00
 - (6) Swimming pools:
 - (A) In ground: \$300.00 permit fee
 - (B) Above ground: \$100.00 permit fee
 - (C) Spas: \$100.00
 - (7) Commercial (new construction, additions, alterations, and single trade permits for mechanical, electrical, and plumbing)
 - (A) Commercial building application fee: A nonrefundable application fee of \$300.00 shall be due at time of application for all new shells, commercial stand-alone buildings, alterations, remodels, additions, and finish outs.

- (B) Commercial building permit fee: \$6.25 per \$1,000 of valuation.

The valuation shall be based upon the square foot construction cost per the most current ICC Building Valuation Data. The valuation is determined using the building gross area times the square foot construction cost. For shell only buildings deduct 20 percent of construction cost. For finish outs only, deduct 50 percent of the construction cost.

- (8) Certificate of occupancy and Temporary Certificate of Occupancy:
- (A) CO: \$100.00 permit fee
 - (B) TCO: \$250.00 permit fee, with each TCO being valid for a maximum of 90 days.
- (9) Contractor registration (except where such registration is prohibited by state law): \$100.00 each. All contractors are required to register with the Town. Annual \$100.00 registration fee.
- (10) After-hours inspections: \$100.00 per inspection with a 2-hour minimum.
- (11) Demolition: \$100.00 permit fee.
- (12) Fence: \$100.00 per permit. No permit is needed if replacing less than 2 panels of fence totaling less than 16' in length.
- (13) Foundation repair: \$100.00.
- (14) Lawn irrigation systems: \$100.00 permit fee. The inspection must be done by a certified backflow tester and a report must be given to the building inspector.
- (15) Miscellaneous inspections: Backflow prevention, electrical, mechanical, and plumbing: \$50.00 each.
- (16) Multifamily: One application is required per building: \$9.375 per \$1,000.00 valuation of project.
- (17) Re-inspection fee:
- (A) \$50.00 for the first re-inspection.
 - (B) \$75.00 for the second re-inspection.
 - (C) \$100.00 for the third re-inspection.
 - (D) Fees will increase on a basis of \$25.00 each thereafter.
- (18) Concrete flatwork including sidewalks, approaches and patios: \$100.00 per permit.
- (19) Temporary outdoor seasonal sale or special event permit: \$100.00 permit fee + \$1,000.00 deposit.
- (20) Construction Trailer: \$100.00.
- (21) Residential solar and generators permit: \$150.00.

(22) Revision/Restamp Fee and fee for multiple round plan review (starting after second round):

\$100.00 per hour with a 2-hour minimum.

(23) Residential single-trade permits for mechanical, electrical or plumbing: \$100.00.

- (b) Third-party geotechnical and material testing fee. The Town shall hire and manage third-party geotechnical and material testing companies for any project where such testing is deemed necessary and proper by the town. The town shall be reimbursed by the developer for the town's actual costs for such geotechnical and material testing.
- (c) Camera inspection fee for wastewater mains. Prior to the Town's acceptance of any wastewater main, the town shall inspect the wastewater main by camera. The fee for such inspection shall be \$1.00 per linear foot of wastewater main.
- (d) Expired Permits will be charged 50% of the original fee to reactivate for 30 days.
- (e) No refunds will be issued for permits under \$350.00 or for plan reviews. For all other permits, 75% of inspection fees only if requested before the permit expires and no work has begun.

* * *

§ IV. Sign-Related Fees.

- (a) Any sign permit: \$100.00.
- (b) Special purpose sign district application: \$2,500.00.
- (c) Petition for waiver: \$500.00.

§ V. Development Fees.

The following development fees are hereby and shall be applied in accordance with the procedures established by the town's Subdivision Ordinance, as it exists or may be amended, and the town's Zoning Ordinance, as it exists or may be amended.

- (1) Development fees.
 - (A) Zoning change — standard: \$2,000 + \$30.00/acre or portion thereof; due at application.
 - (B) Zoning change — planned development: \$2,500 + \$30.00/acre or portion thereof; due at application.
 - (C) Specific use permit: \$700.00 + \$50.00/acre or portion thereof; due at application.
 - (D) Variance through board of adjustment or construction board of appeals: \$500.00; due at application.
 - (E) Miscellaneous applications: \$100.00; due at application.

- (F) Façade Plan: \$200.00 + \$50.00 per building
- (G) Zoning verification letter: \$50.00; due at application.
- (H) Preliminary site plan: \$500.00 + \$50.00/acre or portion thereof; due at application.
- (I) Site plan: \$500.00 + \$50.00/acre or portion thereof; due at application.
- (J) Site plan & Plat extensions: \$500.00
- (K) Annexation/Disannexation application: \$1,000.00; due at application.
- (L) Preliminary plat:
 - (i) Single Family: \$500.00 + \$25.00 per lot
 - (ii) Non-Residential: \$500 + \$25.00 per acre
- (M) Final plat:
 - (i) Residential: \$600 + \$25.00 per lot (includes all lots, such as HOA lots)
 - (ii) Multi-Family: \$600 + \$50.00 per unit
 - (iii) Non-Residential: \$600 + \$25.00 per acre
- (N) Amended plat:
 - (i) Single Family: \$450.00
 - (ii) Multi-Family: \$450.00 plus \$10.00 per unit
 - (iii) Non-residential: \$450.00
- (O) Minor plat: \$400.00; due at application.
- (P) Property owner notifications: \$100.00 + \$5.00 for each mailed notification over 10.
- (Q) Alcoholic beverage sales distance variance: \$500.00.
- (R) Development Agreement: \$500.00
- (S) Conveyance Plat: \$600.00 + \$50.00 per lot.
- (T) Replat:
 - (i) Single Family: \$600.00 + \$25.00 per lot
 - (ii) Multi-Family: \$600 + \$10.00 per unit
 - (iii) Non-residential: \$600.00 + \$25.00 per acre
- (2) Other fees.
 - (A) Landscaping inspection: \$100.00 for initial fee. \$200 on 3rd inspection and any additional inspection

- (B) Landscape Plan fee: \$200.00
- (C) Open Space Plan fee: \$100.00
- (D) Comprehensive plan amendment: \$300.00.
- (E) HOA / POA Document Review Fee: \$500.00
- (F) Park fee: \$30,000.00 per acre for up to 5% of the land.
- (G) Water or wastewater reinspection fees: No charge.

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§ VIII. Miscellaneous.

The following miscellaneous fees are hereby adopted:

- (1) Copies: \$0.20 per page.
- (2) Faxes:
 - (A) First page: \$2.00.
 - (B) Additional pages: \$1.50.
- (3) Land use maps: \$7.50.
- (4) Ordinances:
 - (A) Subdivision: \$35.00.
 - (B) Zoning: \$45.00.
- (5) Returned check fee: \$25.00.
- (6) Service charge: A service charge in an amount equivalent to that charged for the collection of a check drawn on an account with insufficient funds is hereby established to be charged by the town if, for any reason, a payment by credit card, ACH, debit payment, or automatic draft, is not honored by the entity from which the funds are drawn.
- (7) Processing or handling fee: A processing or handling fee of three percent (3%) is hereby established to be charged by the town at the point of sale for processing or handling each time a credit card or debit card is used to pay a utility bill. For the purposes of this article, a utility bill includes those charges commonly found on a town utility bill, including but not limited to charges associated with water, sewer, trash, storm drainage and optional donations. A processing or handling fee of four percent (4%) is hereby established to be charged by the town at the point of sale for processing or handling each time a credit card or debit card is used to pay all other municipal fees, fines, court costs or other charges. The Town Council finds that said amounts are reasonably related to the expense incurred by the town in processing or handling the credit card payment.
- (8) Notary fees:
 - (A) First signature: \$5.00.

(B) Each additional signature: \$1.00.

(9) Library fees:

(A) Effective June 26, 2018, there shall be no fines for overdue books, DVDs or other library materials. Late fees and fines incurred prior to that date may be paid by food donations (as determined by the Library Director) through July 12, 2018, and thereafter, all library accounts shall be locked until paid in full.

(B) Effective July 28, 2018, a library card shall cost \$50.00 for any non-town resident.

(C) A 3D printing charge shall be assessed at \$1.00 per hour.

(10) Alcohol permit fees: Refer to chapter 4 business regulations, article 4.02 alcoholic beverages.

(11) Code Administrative Fee: \$250.00 for each violation resulting in Town-initiated abatement.

* * *

§ X. Impact Fees.

Any and all impact fees assessed shall be in accordance with the town's impact fee ordinance in article 10.02 of this code, as it exists or may be amended.

* * *

§ XII. Municipal Drainage Utility System Fee Schedule.

- (a) The following fees are hereby established and shall be collected through the town's bill for public utilities pursuant to the Municipal Drainage Utility Systems Act and other applicable law. Fees shall be based on a property's impact on the town's drainage utility system. Impact shall be based on the parcel size for residential property and the impervious area for all other nonexempt property. Ten percent (10%) of the area of the public streets and sidewalks on a property shall count towards that property's impervious area. The drainage utility fees shall be established according to the following schedule on a monthly basis:

Property Type	Parcel Size (sq. ft.)	Fees/Rates
Single-family residential		
Tier 1	<10,000	\$4.00
Tier 2	≥ 10,000	\$6.15
All other nonexempt property:		\$2.00 per 1,000 square feet of impervious area; the minimum fee shall be \$2.75 per property

- (b) The following shall not be assessed a drainage utility system fee:
 - (1) Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the town in which the property is located for maintenance.
 - (2) A subdivided lot, until a structure has been built on the lot and a certificate of occupancy has been issued by the town.
 - (3) State property.
 - (4) Public or private institutions of higher education property.
 - (5) Town property.
- (c) All billings, credits, exemptions, rules, and other procedures relating to this drainage fee shall be subject to the provisions of V.T.C.A., Local Government Code, section 402.041 et seq., and shall specifically include the following:
- (d)
 - (1) There shall be a charge on each monthly utility statement for the municipal drainage utility system pursuant to Ordinance No. 07-71 and as authorized herein. The town manager or his designee is authorized to collect such charges in a manner consistent with the town charter and state law. The drainage fee will be a separate line item on the utility statement and shall be clearly identified as a separate charge.
 - (2) Except as otherwise provided herein, billing, charges and collection procedures shall be consistent with that for the water and sewer services.
 - (3) Drainage charges shall be identified separately on the utility billing. Billing shall be consistent with V.T.C.A., Local Government Code, section 402.048, as it exists or may be amended.
 - (4) Delinquent charges shall be collected in a manner consistent with V.T.C.A., Local Government Code, section 402.050, as it exists or may be amended and other applicable law.
 - (5) The town manager or his designee(s) may, from time to time, adopt rules for the administration of the drainage charge.

§ XIII. Parks and Recreation User Fees.

- (a) Field user fees.
 - (1) Prosper Youth Sports Commission leagues (co-sponsored leagues):
 - (A) All participants who reside within town boundaries: \$10.00 per player per season.
 - (B) All participants who reside outside of the town boundary but reside within the Prosper Independent School District boundary: \$30.00 per player per season.

- (C) All participants who reside outside of the town boundary and who reside outside of the Prosper Independent School District Boundary: \$50.00 per player per season.
 - (D) Fees shall be paid in full prior to the use of any town athletic field.
 - (E) The number of scheduled practices and games will be assigned based on the facility use agreement with the town.
 - (F) Each participant shall be assessed the full fee amount based on residency.
- (2) Non-co-sponsored resident teams comprised of eighty percent (80%) or more participants who reside in the town boundary:
- (A) Nonsynthetic turf field use: \$45.00 per hour.
 - (B) Synthetic turf field use: \$70.00 per hour.
 - (C) Additional \$20.00 per hour for use of the field lights.
- (3) Non-co-sponsored resident teams comprised of less than 80% participants who reside in the town boundary:
- (A) Nonsynthetic turf field use: \$75.00 per hour.
 - (B) Synthetic turf field use: \$125.00 per hour.
 - (C) Additional \$20.00 per hour for use of the field lights.
- (4) Co-sponsored teams comprised of 80% or more participants who reside in the town boundary:
- (A) Nonsynthetic turf field use: \$45.00 per hour.
 - (B) Synthetic turf field use: \$70.00 per hour.
 - (C) Additional \$20.00 per hour for use of the field lights.
- (b) Pavilion user fees.

Number of Participants	Resident Rate	Nonresident Rate	Refundable Deposit
1-50	\$35.00	\$100.00	\$100.00
51-100	\$50.00	\$100.00	\$100.00
100+	\$75.00	\$200.00	\$100.00

This fee structure is based on a four-hour time slot. Rental fee must be paid in full at the time the reservation is made. 14-day cancellation is required. Acceptable forms of payment are check, Visa, and MasterCard. The splash pad is open annually from Memorial Day to Labor Day.

- (c) Tournaments, camps, and clinic fees.

During in-season play, defined as recreational play by the youth sports commission leagues, only co-sponsored organization tournaments will be allowed to utilize the synthetic turf fields. During in-season play, only co-sponsored camps and clinics will be permitted to utilize the synthetic turf fields but must contain at least 80 percent of town residents.

During out-of-season play, defined as seasons wherein recreational play by the youth sports commission has concluded or is not currently being scheduled, co-sponsored and non-co-sponsored organizations, camps, clinics and tournaments will be permitted to utilize the synthetic turf fields, regardless of residency status. The number of camps, clinics and tournaments held throughout the off-season shall be determined by the Director of the Parks and Recreation Department.

In the event that the tournament director would like to include food vendors at scheduled events, all town health requirements must be met no later than 30 days before the scheduled event. Please email health@prospertx.gov with any questions.

(1) Co-sponsored organization fees.

(A) Tournament fees:

- (i) \$25.00/per team (up to a two-day tournament).
- (ii) \$15.00/per team/additional day.
- (iii) Deposit per field: \$100.00.
- (iv) Minimum fee for tournaments: \$500.00.

(B) Camps and clinics fees:

- (i) \$5.00/per participant per day.
- (ii) Deposit per field: \$100.00.
- (iii) Minimum fee for camps and clinics: \$250.00.

(2) Resident, non-co-sponsored organization fees.

(A) Tournament fees:

- (i) \$25.00/per team (up to a two-day tournament).
- (ii) \$15.00/per team/additional day.
- (iii) Deposit per field: \$100.00.
- (iv) Minimum fee for tournaments: \$750.00.

(B) Camps and clinics fees:

- (i) \$5.00/per participant per day.
- (ii) Deposit per field: \$100.00.

- (iii) Minimum fee for camps and clinics: \$300.00.
- (3) Nonresident, non-co-sponsored organization fees.
 - (A) Tournament fees:
 - (i) \$50.00/per team (up a two-day tournament).
 - (ii) \$30.00/per team/additional day.
 - (iii) Deposit per field: \$100.00.
 - (iv) Minimum fee for tournaments: \$1,000.00.
 - (B) Camps and clinics fees:
 - (i) \$10.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$450.00.
- (4) General fees.
 - (A) Lights are charged at \$20.00/hour/field.
 - (B) On-site staff: \$25.00/hour/staff member, if deemed necessary by the Parks and Recreation Department.
 - (C) Field preparation: \$45.00/field/per preparation.
 - (D) Any additional field preparation is a \$20.00 relining and dragging home plate fee. All requests must be made prior to the tournament beginning.
 - (E) Water service is \$45.00 per container per day, and this includes cups and ice.
 - (F) Temporary mound adjustments are a \$400.00 flat rate per occurrence. Renting organization must provide a minimum of four staff members to assist with mound adjustments.
 - (G) Full deposit payment must be received no later than two business days after the tournament has concluded.
 - (H) Deposit must be received at time of reservation to guarantee the reservation. First deposit received will have priority over facility reservation.
 - (I) Refunds for field rental fees are only refundable due to inclement weather and or cancellation of the rental 30 days prior to the rental date.

* * *

§ XX. Health and Sanitation Fees.

- (a) Food establishment permit and inspection fees.
 - (1) Restaurant: \$450.00/year (includes two inspections per year).

- (2) Convenience store: \$400.00/year.
- (3) Liquor Store: \$400.00/year
- (4) Micro Markets (Self-Checkout Kiosks): \$275.00/year
- (5) Grocery store: \$700.00/year.
- (6) Mobile food establishment (hot): \$400.00/year.
- (7) Mobile food establishment (cold): \$300.00/year.
- (8) Ice Cream Truck: \$250.00/year
- (9) Temporary food establishment: \$52.00 for a maximum of fourteen (14) days.
- (10) Concession stand: \$50.00/season.
- (11) Independent school district-owned food establishment: No fee.
- (12) Private school food establishment: \$350/year.
- (b) Certain food establishment inspection fees.
 - (1) Reinspection: \$200.00/inspection.
 - (2) Investigative or complaint-based inspection: \$150.00/inspection (if the inspection is deemed to not have been warranted, the fee may be waived at the sole discretion of the regulatory authority).
- (c) Plan review of new or extensively remodeled food establishment fee.\$200.00.
- (d) Public/semi-public swimming pool or spa permit and inspection fee.\$300.00.
For the purpose of this section, a semi-public swimming pool or spa is a swimming pool or spa which is privately owned and open only to an identifiable class of persons including but not limited to hotel guests, residents of a multifamily dwelling complex, members of a homeowners or property owners association, fitness facility or club members.
- (e) Proration of annual fees.
 - (1) The cost of any annual fee referenced in subsection (a), "Food establishment permit and inspection fees," due and owing on or before January 31, 2023, shall be prorated to expire on January 31, 2023. On February 1, 2023, and every February 1 thereafter, all such annual fees shall be due and owing.
 - (2) Beginning on February 1, 2023, any annual fee referenced in subsection (a), "Food establishment permit and inspection fees," whose payment is one to five business days late shall be subject to a late payment penalty equal to 50 percent of the annual fee amount. Any such annual fee whose payment is more than five business days late shall be subject to a late payment penalty equal to 100 percent of the annual fee amount.

§ XXI. Multifamily registration and inspection fees.

- (a) The landlord of a multifamily dwelling complex shall annually pay the town a fee which includes registration and inspection fees.
- (b) A fee of fifty dollars (\$50.00) per dwelling unit with a minimum of two hundred dollars (\$200.00) per year shall be submitted annually with the required registration form as provided by the town.
- (c) Annual registration or renewals postmarked or received after the identified deadline date shall be assessed an additional fee increase of:
 - (1) Fifty percent (50%) if received within thirty (30) calendar days after the due date,
 - (2) One hundred percent (100%) if received within thirty-one (31) to sixty (60) calendar days after the due date; or
 - (3) One hundred percent (100%) if received more than sixty-one (61) days after the due date.
- (d) Cost of initial inspection and first reinspection: No fee.
- (e) Second reinspection if required: \$150.00 per residential unit or per any other area of the multifamily complex.
- (f) Third and any subsequent reinspection's if required: \$300.00 per residential unit or per any other area of the multifamily complex.

* * *

SECTION 3

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 4

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 5

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Prosper, Texas.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 16TH DAY OF SEPTEMBER, 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

Appendix A

FEE SCHEDULE

§ I.	Engineering inspection <u>Services</u> fees.	§ XV.	Sexually oriented businesses.
§ II.	Building permit/inspection fees.	§ XVI.	Alarm systems.
§ III.	(Reserved)	§ XVII.	Water conservation and enforcement fees.
§ IV.	Sign-related fees.	§ XVIII.	Backflow prevention plan and enforcement fees.
§ V.	Development fees.	§ XIX.	FOG outreach and enforcement fees.
§ VI.	Peddler's/solicitor's fee.	§ XX.	Health and sanitation fees.
§ VII.	Reconstruction of streets.	§ XXI.	Multifamily registration and inspection fees.
§ VIII.	Miscellaneous.	§ XXII.	Emergency medical services (EMS) rates.
§ IX.	Water and sewer rates.	§ XXIII.	Fire department mitigation rates.
§ X.	Impact fees.		
§ XI.	Rates for collection of solid waste and recyclables.		
§ XII.	Municipal drainage utility system fee schedule.		
§ XIII.	Parks and recreation user fees.		
§ XIV.	Public works fee schedule.		

§ I. Engineering ~~inspection~~ Services fees.

(a) Inspections:

- (1) The following engineering inspection fees are hereby adopted for all public infrastructure and related development:

Type	Fee
Single-Family Residential Development	\$1,000 <u>2,000</u> base fee plus \$600 <u>1,000</u> per platted lot
Non-Residential Development	\$1,000 <u>2,000</u> base fee plus \$1,500 <u>2,000</u> per final platted acreage
Non-Residential Infrastructure * = or as identified on preliminary site plan	\$1,000 <u>2,000</u> base fee plus \$1,200 <u>2,000</u> per conveyance* platted acreage
<u>Multi-Family Development</u>	<u>\$2,000 base fee plus \$2,500 per final platted acreage</u>
<u>Linear Utility Infrastructure</u> for offsite utilities outside of platted boundary ** = no base fee if done with platted development	\$1,000 <u>2,000</u> base fee** plus Wastewater — \$3.00 <u>5.00</u> per linear foot Water — \$3.00 <u>5.00</u> per linear foot Storm Sewer — \$4.00 <u>5.00</u> per linear foot
<u>Development Road</u> Separate from platted development ** = no base fee if done with platted development	\$1,000 <u>2,000</u> base fee** plus \$3.00 <u>5.00</u> per square yard of concrete surface

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Turn Lanes and Median Openings ** = no base fee if done with platted development	\$1,000 <u>2,000</u> base fee** plus \$3,005.00 per square yard of concrete surface
Creek Stabilization ** = no base fee if done with platted development	\$1,000 <u>2,000</u> base fee** plus \$0.50 per square yard of disturbed area
<u>Saturday and After Hours Inspections</u>	<u>\$500.00 per day</u>

(b) Plan Review

- (1) Residential Development : \$1,500.00 + \$100.00 per lot
- (2) Non-residential Development: \$1,500.00 + \$500.00 per acre
- (3) Multi-Family-residential Development: \$1,500.00 + \$50.00 per unit
- (4) After 3rd Submittal (4th or more) Plan Review Fee: \$1,000.00 each submittal

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(c) Land Disturbance (without development)

- (1) Tracts one acre or less: \$100.00
- (2) Tracts greater than one acre: \$100.00 + \$25.00 per acre
- (3) Floodplain reclamation only: \$500.00 + \$25.00 per acre

(d) Land Disturbance (with development): \$200.00

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(e) Floodplain Study Review: \$3,500.00 deposit (includes two reviews and one meeting) + \$250.00 non-refundable administrative fee. After third party billing, any remaining deposit not expended will be refunded.

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(f) Stormwater

- (1) Re-inspection: \$100.00 per reinspection
- (2) Notice of Violation: \$150.00
- (3) Lot Hold: \$150.00
- (4) Stop Work Order: \$150.00F

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Town of Prosper, TX

§ I

PROSPER CODE

§ II

(Ordinance 2023-59, § 2, adopted 9/12/2023¹)**§ II. Building permit/inspection fees.**

- (a) The building permit and inspection fees as follows are hereby for various construction-type projects in conjunction with, among others, residential, commercial and industrial structures prior to the start of construction. A determination of the valuation for any enclosed structure other than residential shall be determined at the discretion of the town.

- (1) Minimum building permit fees: ~~\$20.00~~ 100.00.
- (2) Residential new construction:
 - (A) Residential ~~building plan review fee~~ application fee: A nonrefundable ~~plan-review application fee~~ of \$300.00 ~~will be due at time of application for all new one-family dwellings, two-family dwellings, and townhomes or 10% of the building permit, whichever is less, is due at the time of submittal.~~
 - (B) Residential building permit fee: \$1.00 per sq. ft. of gross square footage inclusive of garage patios, porches, etc.

Gross Square Feet	Fee
999 sq. ft. or less	\$1.00 per sq. ft. up to and including 999 sq. ft.
1,000 sq. ft. to 4,900 sq. ft.	\$1,040.30 for the first 1,000 sq. ft.; plus \$0.713 for each additional one (1) sq. ft., up to and including 4,900 sq. ft.
4,901 sq. ft. to 7,999 sq. ft.	\$3,824.11 for the first 4,901 sq. ft.; plus \$0.509 for each additional one (1) sq. ft., up to and including 7,999 sq. ft.
8,000 sq. ft. or greater	\$5,403.00 for the first 8,000 sq. ft.; plus \$0.30 for each additional one (1) sq. ft.

- (3) Residential accessory buildings and carports: \$0.75 per sq. ft. + \$75.00
- (4) Residential alteration or addition: \$0.75 per sq. ft. + \$75.00
- (5) Residential roof repair or replacement: \$100.00
- (6) Swimming pools:
 - (A) In ground: \$300.00 permit fee
 - (B) Above ground: \$100.00 permit fee
 - (C) Spas: \$100.00
- (7) Commercial (new construction, additions, alterations, and single trade permits for mechanical, electrical, ~~or plumbing~~) and plumbing
 - (A) Commercial building ~~plan review~~ application fee: A nonrefundable ~~plan review application fee~~ of \$300.00 ~~or 10% of the building permit, whichever is less, is due at the time of submittal.~~ shall be due at time of application for all new shells, commercial stand-alone buildings, alterations, remodels, additions, and finish outs.

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Town of Prosper, TX

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1. Editor's note — This ordinance repealed former § 1, which pertained to construction permits and fees and derived from Ordinance 19-40, adopted 6/25/2019, Ordinance 19-68, adopted 9/10/2019, and Ordinance 2022-73, adopted 11/8/2022.

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(B) Commercial building permit fee: \$6.25 per \$1,000 of valuation.

Total valuation	Plan Review Fee	Inspection Fee
\$1.00 to \$10,000.00	\$50.00	\$76.92
\$10,001.00 to \$25,000.00	\$70.69 for the first \$10,00.00; plus \$5.46 for each additional \$1,000.00	\$108.75 for the first \$10,00.00; plus \$8.40 for each additional \$1,000.00
\$25,001.00 to \$50,000.00	\$159.59 for the first \$25,000.00; plus \$3.94 for each additional \$1,000.00	\$234.75 for the first \$25,000.00; plus \$6.06 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$251.09 for the first \$50,000.00; plus \$2.73 for each additional \$1,000.00	\$386.25 for the first \$50,000.00; plus \$4.20 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$387.59 for the first \$100,000.00; plus \$2.19 for each additional \$1,000	\$596.25 for the first \$100,000.00; plus \$3.36 for each additional \$1,000.
\$500,001.00 to \$1,000,000.00	\$1,263.59 for the first \$500,000.00; plus \$1.85 for each additional \$1,000.00	\$1,940.25 for the first \$500,000.00; plus \$2.85 for each additional \$1,000.00
\$1,000,001.00 and over	\$2,188.59 for the first \$1,000,000.00; plus \$1.23 for each additional \$1,000.00	\$3,365.25 for the first \$1,000,000.00; plus \$1.89 for each additional \$1,000.00

The valuation shall be based upon the square foot construction cost per the most current ICC Building Valuation Data. The valuation is determined using the building gross area times the square foot construction cost. For shell only buildings deduct 20 percent of construction cost. For finish outs only, deduct 50 percent of the construction cost.

(8) Certificate of occupancy: ~~\$50.00 each~~ and Temporary Certificate of Occupancy:;

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(A) CO: \$100.00 permit fee

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(8)(B) TCO: \$250.00 permit fee, with each TCO being valid for a maximum of 90 days.

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(9) Contractor registration (except where such registration is prohibited by state law): \$100.00 each. All contractors are required to register with the Town. Annual \$100.00 registration fee.

(10) After-hours inspections: ~~\$50.00~~100.00 per inspection with a 2-hour minimum.(11) Demolition: ~~\$50.00~~100.00 permit fee.(12) Document retrieval fee: \$10.00.(13) Dumpster enclosure: \$20.00 permit fee/per enclosure.(14)(12) Fence: \$100e30.00 per permit. No permit is needed if replacing less than 2 panels of fence totaling less than 16' in length.(15)(13) Foundations/foundation repair: ~~\$50.00~~100.00.

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(16)(14) Lawn irrigation systems: \$~~10030~~.00 permit fee. The inspection must be done by a certified

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backflow tester and a report must be given to the building inspector.

~~(17)~~(15) Miscellaneous inspections: Backflow prevention, electrical, mechanical, and plumbing: \$50.00 each.

~~(18)~~(16) Multifamily: One application is required per building: ~~\$5,009.375~~ per \$1,000.00 valuation of project.

~~(19)~~(17) Re-inspection fee:

- (A) \$50.00 for the first re-inspection.
- (B) \$75.00 for the second re-inspection.
- (C) \$100.00 for the third re-inspection.
- (D) Fees will increase on a basis of \$25.00 each thereafter.

~~(20)~~(18) Concrete flatwork including sidewalks, approaches and patios: ~~\$50.00~~100.00 per permit.

~~(21)~~(19) Temporary outdoor seasonal sale or special event permit: \$100.00 permit fee + \$1,000.00 deposit.

~~(22)~~(20) Construction Trailer: \$100.00.

~~(23)~~(21) Residential solar and generators permit: \$150.00.

~~(24)~~(22) Revision/Restamp Fee and fee for multiple round plan review (starting after second round):
~~\$50.00~~100.00 per hour with a 2-hour minimum.

~~(25)~~(23) Residential single-trade permits for mechanical, electrical or plumbing: ~~\$100~~75.00.

(b) Third-party geotechnical and material testing fee. The Town shall hire and manage third-party geotechnical and material testing companies for any project where such testing is deemed necessary and proper by the town. The town shall be reimbursed by the developer for the town's actual costs for such geotechnical and material testing.

~~(c)~~ Camera inspection fee for wastewater mains. Prior to the Town's acceptance of any wastewater main, the town shall inspect the wastewater main by camera. The fee for such inspection shall be \$1.00 per linear foot of wastewater main.

~~(d)~~ Expired Permits will be charged 50% of the original fee to reactivate for 30 days.

~~(e)~~(e) No refunds will be issued for permits under \$350.00 or for plan reviews. For all other permits, 75% of inspection fees only if requested before the permit expires and no work has begun.

(Ordinance 2023-59, § 2, adopted 9/12/2023)

§ III. (Reserved)²

2. Editor's note — Former § II, which pertained to electrical permit fees and derived from Ordinance 15-57, adopted 9/22/2015, was repealed 11/8/2022 by Ordinance 2022-73.

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§ IV. Sign-related fees.

- (a) Any sign permit: \$100.00.
- (b) Special purpose sign district application: ~~\$500.00~~ \$500.00.
- (c) Petition for waiver: ~~\$200.00~~ \$500.00.
(Ordinance 18-75, § 3, adopted 9/25/2018; Ordinance 2022-73, § 5, adopted 11/8/2022)

2. ~~Editor's note — Former § II, which pertained to electrical permit fees and derived from Ordinance 15-57, adopted 9/22/2015, was repealed 11/8/2022 by Ordinance 2022-73.~~

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FEE SCHEDULE

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§ V. Development fees.

The following development fees are hereby and shall be applied in accordance with the procedures established by the town's Subdivision Ordinance No. 03-05, as it exists or may be amended, and the town's Zoning Ordinance No. 05-20, as it exists or may be amended.

(1) Development fees.

(A) Zoning change — standard: ~~\$550.00~~2,000 + ~~\$10.00~~30.00/acre or portion thereof; due at application.

(B) Zoning change — planned development: ~~\$750.00~~2,500 + \$30.00/acre or portion thereof; due at application.

(C) Specific use permit: ~~\$350.00~~700.00 + ~~\$10.00~~50.00/acre or portion thereof; due at application.

(D) Variance through board of adjustment or construction board of appeals: ~~\$250.00~~500.00; due at application.

~~(E)~~ Miscellaneous applications (~~masonry exemption, ROW abandonment, septic waiver~~): \$100.00; due at application.

~~(F)~~ Façade Plan: \$200.00 + \$50.00 per building

~~(G)~~ Zoning verification letter: \$50.00; due at application.

~~(H)~~ Preliminary site plan: ~~\$350.00~~500.00 + ~~\$5.00~~50.00/acre or portion thereof; due at application.

~~(I)~~ Site plan: ~~\$400.00~~500.00 + ~~\$5.00~~50.00/acre or portion thereof; due at application.

~~(J)~~ Site plan & Plat extensions: \$500.00

~~(K)~~ Annexation/deannexation application: ~~\$250.00~~1,000.00; due at application.

~~(L)~~ Preliminary plat: ~~\$400.00 + \$10.00 per lot; due at application.~~

~~(i)~~ Single Family: \$500.00 + \$25.00 per lot

~~(ii)~~ Non-Residential: \$500 + \$25.00 per acre

~~(M)~~ Final plat: ~~\$500.00 + \$10.00 per lot; due at application.~~

~~(i)~~ Residential: \$600 + \$25.00 per lot (includes all lots, such as HOA lots)

~~(ii)~~ Multi-Family: \$600 + \$50.00 per unit

~~(iii)~~ Non-Residential: \$600 + \$25.00 per acre

~~(N)~~ Amended plat: ~~\$300.00 + \$10.00 per lot; due at application.~~

~~(i)~~ Single Family: \$450.00

~~(ii)~~ Multi-Family: \$450.00 plus \$10.00 per unit

~~(iii)~~ Non-residential: \$450.00

~~(O)~~ Minor plat: ~~\$250.00~~400.00; due at application.

~~(P)~~ Property owner notifications: ~~Where property owner notification is required, the application fee shall also include the amount of postage for 25 or more notifications. No additional fee for less~~

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~~than 25 notifications, \$100.00 + \$5.00 for each mailed notification over 10.~~

~~(Q) Alcoholic beverage sales distance variance: \$500.00.~~

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~~(R) Development Agreement: \$500.00~~

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~~(S) Conveyance Plat: \$600.00 + \$50.00 per lot.~~

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~~(T) Replat;~~

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~~(i) Single Family: \$600.00 + \$25.00 per lot~~

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~~(ii) Multi-Family: \$600 + \$10.00 per unit~~

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~~(iii) Non-residential: \$600.00 + \$25.00 per acre~~

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(2) Other fees.

~~(A) Plat filing: \$100.00.~~

~~(A) Landscaping inspection: \$100.00- for initial fee. \$200 on 3rd inspection and any additional inspection~~

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~~(B) Landscape Plan fee: \$200.00~~

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~~(B)(C) Open Space Plan fee: \$100.00~~

~~(D) Comprehensive plan amendment: \$250.00300.00.~~

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~~(E) HOA / POA Document Review Fee: \$500.00~~

~~(F) Construction fee: 3% of the total construction cost.~~

~~(G) Park fee: \$30,000.00 per acre for up to 5% of the land.~~

~~(H) Water or wastewater reinspection fees: No charge.~~

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~~(G) Engineering plan review fee:~~~~(i) Residential Development: \$500.00 + \$25.00/lot.~~~~(ii) Non-residential development: \$500.00 + \$200.00/acre.~~~~(H) Land disturbance fee:~~~~(i) Single family residential Lot: \$50.00.~~~~(ii) Tracts one acre or less: \$50.00.~~~~(iii) Tracts greater than one acre: \$200.00.~~~~(iv) Floodplain reclamation only: \$500.00.~~~~(I) Floodplain study review fee: \$3,000.00 deposit (includes two reviews and one meeting) + \$150.00 nonrefundable administrative fee. After third party billing, any excess fees will be refunded.~~

(Ordinance 15-57, adopted 9/22/2015; Ordinance 16-53, adopted 9/13/2016; Ordinance 19-68, § 2, adopted 9/10/2019; Ordinance 2022-73, § 6, adopted 11/8/2022; Ordinance 2022-77, § 2, adopted 12/13/2022)

§ VI. Peddler's/solicitor's fee.

(a) The following peddler's/solicitor's is hereby adopted, and each itinerant merchant, peddler, vendor or itinerant taking orders for sale or offering of any items or service will pay such fee in addition to complying with article 4.03 of the Code of Ordinances, as it exists or may be amended, prior to solicitation.

(b) Each itinerant merchant, peddler, vendor or itinerant taking orders for sale or offering of any items or service will pay a fee of \$25.00 to the town prior to solicitation.

(Ordinance 15-57, adopted 9/22/2015)

§ VII. Reconstruction of streets.

The following reconstruction of streets fees are hereby adopted. The fee per square foot for reconstruction materials accomplished by the town under the provisions of the town's Subdivision Ordinance No. 03-05, as it exists or may be amended, shall be:

(1) For streets in existing residential areas which have been improved, i.e., some base and/or asphalt regardless of existing condition: \$0.50 per square foot.

(2) For streets in existing residential areas which are completely unimproved, i.e., no asphalt or oil base material and little or no rock or paving material: \$0.60 per square foot.

(3) For streets in new residential areas or nonresidential areas of new development: \$2.50 per square foot.

(Ordinance 15-57, adopted 9/22/2015)

§ VIII. Miscellaneous.

The following miscellaneous fees are hereby adopted:

(1) Copies: ~~\$0.20 per page.~~

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(2) Faxes:

- (A) First page: \$2.00.
- (B) Additional pages: \$1.50.

(3) Land use maps: \$7.50.

(4) Ordinances:

- (A) Subdivision: \$35.00.
- (B) Zoning: \$45.00.

(5) Returned check fee: \$25.00.

(6) Service charge: A service charge in an amount equivalent to that charged for the collection of a check drawn on an account with insufficient funds is hereby established to be charged by the town if, for any reason, a payment by credit card, ACH, debit payment, or automatic draft, is not honored by the entity from which the funds are drawn.

(7) Processing or handling fee: A processing or handling fee of three percent (3%) is hereby established to be charged by the town at the point of sale for processing or handling each time a credit card or debit card is used to pay a utility bill. For the purposes of this article, a utility bill includes those charges commonly found on a town utility bill, including but not limited to charges associated with water, sewer, trash, storm drainage and optional donations. A processing or handling fee of four percent (4%) is hereby established to be charged by the town at the point of sale for processing or handling each time a credit card or debit card is used to pay all other municipal fees, fines, court costs or other charges. The Town Council finds that said amounts are reasonably related to the expense incurred by the town in processing or handling the credit card payment.

(8) Notary fees:

- (A) First signature: \$5.00.
- (B) Each additional signature: \$1.00.

(9) Library fees:

- (A) Effective June 26, 2018, there shall be no fines for overdue books, DVDs or other library materials. Late fees and fines incurred prior to that date may be paid by food donations (as determined by the Library Director) through July 12, 2018, and thereafter, all library accounts shall be locked until paid in full.
- (B) Effective July 28, 2018, a library card shall cost \$50.00 for any nontown resident.
- (C) A 3D printing charge shall be assessed at \$1.00 per hour.

(10) Alcohol permit fees: Refer to chapter 4 business regulations, article 4.02 alcoholic beverages.

(11) Code Administrative Fee: \$250.00 for each violation resulting in forced mowing.

(10) (Ordinance 15-57, adopted 9/22/2015; Ordinance 18-42, adopted 6/26/2018; Ordinance 2022-73, § 7, adopted 11/8/2022)

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§ IX. Water and sewer rates.

Please refer to chapter 13 utilities, article 13.07 utility bills, for additional information on the town's [utility billing policies](#).

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~~billing policies.~~(1) Late fees.

- (A) All utility bill payments are due by the 10th day from the date of the bill except when the tenth day falls on Saturday, Sunday or legal holiday under which condition they are due by 5:00 p.m. central time on the next working day.
- (B) All payments made after the tenth (10th) day will bear a late fee, as set forth as follows, of the unpaid balance of the billed amount.

- (2) Water and/or sewer connections. The town may extend water and sanitary sewer mains in the streets, alleys and utility easements in the town in order to permit connections for those persons desiring water and sewer service. The individual, corporation or partnership requesting the service shall pay the town an amount equal to the cost of all materials, labor, equipment and other costs to provide the requested extension. At any time additional connections are made to the water and/or sewer mains, the town may collect from the individual connecting to the main(s) an amount equal to the proportional amount of footage of the connector's land abutting the sewer and/or water and repay the same to the original requestor(s) of service or designated recipients.

(3) Residential service rates.

- (A) Residential water service rates:

Meter Size	Minimum Service Charge (Effective October 15, 2024)
3/4" or smaller	\$13.56
1"	\$22.60
1-1/2"	\$45.20
2"	\$72.27
3"	\$135.44
4"	\$225.73
6"	\$451.31

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2024)
0—10,000 gallons	\$4.55
10,001—40,000 gallons	\$6.81
40,001—80,000 gallons	\$10.23
80,001+ gallons	\$15.34

- (B) Residential wastewater service rates:

- (i) All residential accounts, effective October 15, 2024, minimum service charge: \$32.94.

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- (ii) Volumetric charge, effective October 15, 2024, \$5.68 per 1,000 gallons.
- (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.
- (C) Additional residential service charges:
 - (i) Service initiation: \$65.00.
 - (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: 10% of billed amount.
 - (v) Turn offs/reconnects:
 - a. During normal office hours: \$50.00.
 - b. After normal office hours: \$75.00.
- (D) Multifamily dwellings, townhomes and other multitenant accounts served by one master meter will be billed a minimum water charge per unit equal to the 3/4" residential base rate and the minimum service charge for wastewater. The residential volumetric charges will apply as normally scheduled on all master meter consumption for both water and wastewater services, except that winter averaging will not be applied to multifamily dwellings served by one master meter.
- (E) Out-of-town water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.53

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$6.42
10,001—40,000 gallons	\$9.62
40,001—80,000 gallons	\$14.45
80,001+ gallons	\$21.66

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(F) Out-of-town residential wastewater service rates:

- (i) All residential accounts, effective October 1, 2020, minimum service charge: \$42.60.
- (ii) Volumetric charge, effective October 1, 2020, \$7.35 per 1,000 gallons.
- (iii) Wastewater volumetric charges on residential accounts are billed on the winter average consumption during the months of December, January and February.

(G) Senior citizen water credit and storm drainage credit: Refer to chapter 13 utilities, section 13.07.008, senior affordability discount and penalty exemption.

(4) Commercial and temporary hydrant meter service rates.

(A) Commercial water service rates.

Meter Size	Minimum Service Charge (Effective October 15, 2024)
3/4" or smaller	\$13.56
1"	\$22.60
1-1/2"	\$45.20
2"	\$72.27
3"	\$135.44
4"	\$225.73
6"	\$451.31

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2024)
0—10,000 gallons	\$4.90
10,001—40,000 gallons	\$6.13
40,001—80,000 gallons	\$7.65
80,001+	\$9.57

(B) Commercial wastewater service rates:

- (i) All commercial accounts, effective October 15, 2024, minimum service \$37.82.
- (ii) Volumetric charge, effective October 15, 2024, \$6.87 per 1,000 gallons.

(C) Additional commercial service charges:

- (i) Service initiation: \$75.00.
- (ii) Transfer fees: \$20.00.
- (iii) Meter accuracy rereads: \$15.00.

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(iv) Late fees: \$10% of billed amount.

(v) Turn offs/reconnects:

a. During normal office hours: \$50.00.

b. After normal office hours: \$75.00.

(D) Out-of-town commercial water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$19.13
1"	\$31.88
1-1/2"	\$63.75
2"	\$101.93
3"	\$191.03
4"	\$318.38
6"	\$636.55

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$6.92
10,001—40,000 gallons	\$8.66
40,001—80,000 gallons	\$10.80
80,001+	\$13.52

(E) Out-of-town commercial wastewater service rates:

(i) All commercial accounts, effective October 1, 2020, minimum service \$48.90.

(ii) Volumetric charge, effective October 1, 2020, \$8.88 per 1,000 gallons.

(5) Irrigation service rates.

(A) Irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October 15, 2024)
3/4" or smaller	\$5.00
1"	\$8.24
1-1/2"	\$16.44

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Meter Size	Minimum Service Charge (Effective October 15, 2024)
2"	\$26.22
3"	\$49.15
4"	\$81.86
6"	\$163.72

Volumetric Charge	Rate per 1,000 Gallons (Effective October 15, 2024)
0—10,000 gallons	\$6.87
10,001—40,000 gallons	\$7.89
40,001—80,000 gallons	\$9.07
80,001+	\$10.43

- (B) Irrigation wastewater service rates: Irrigation accounts are not billed for wastewater services. Irrigation accounts are strictly for meters and water service dedicated solely to furnish water service to lawn sprinkler or irrigation systems, and do not directly receive wastewater services.
- (C) Additional irrigation service charges:
- (i) Service initiation: \$75.00 commercial/\$65.00 residential.
 - (ii) Transfer fees: \$20.00.
 - (iii) Meter accuracy rereads: \$15.00.
 - (iv) Late fees: 10% of billed amount.
 - (v) Turn offs/reconnects:
 - a. During normal office hours: \$50.00.
 - b. After normal office hours: \$75.00.
- (D) Out-of-town irrigation water service rates:

Meter Size	Minimum Service Charge (Effective October 1, 2020)
3/4" or smaller	\$7.05
1"	\$11.63
1-1/2"	\$23.18
2"	\$36.98
3"	\$69.30

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Meter Size	Minimum Service Charge (Effective October 1, 2020)
4"	\$115.43
6"	\$230.85

Volumetric Charge	Rate per 1,000 Gallons (Effective October 1, 2020)
0—10,000 gallons	\$9.69
10,001—40,000 gallons	\$11.13
40,001—80,000 gallons	\$12.80
80,001+	\$14.72

(6) Wastewater inflow prevention plan and enforcement fees.

(A) Administrative fees.

(i) Non-plugged wastewater lines and manholes under construction receiving inflow:

- a. First offense: \$500 per connection per day.
- b. Second offense: \$750 per connection per day.
- c. Third offense and subsequent: \$1,000 per connection per day.

(ii) Wastewater services plumbing open:

- a. First offense: \$250 per connection per day.
- b. Second offense: \$400 per connection per day.
- c. Third offense and subsequent: \$500 per connection per day.

(iii) Wastewater services open/broken:

- a. First offense: \$100 per connection per day.
- b. Second offense and subsequent: \$200 per connection per day.

(B) Offenses will be reset January of even-numbered years.

(C) Contesting violations: A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Infrastructure Services within fifteen (15) business days after the date on the notice. The decision by the Executive Director of Development and Infrastructure Services is final and binding.

(D) Unpaid assessed administrative fees related to violations of wastewater under the town plan shall incur late payment penalties and may result in termination of work.

(Ordinance 19-68, § 3, adopted 9/10/2019; Ordinance 2020-73, § 3, adopted 9/8/2020; Ordinance 2024-63 adopted 9/10/2024)

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§ XII

§ X. Impact fees.

Any and all impact fees assessed shall be in accordance with the town's impact fee ordinance no. 11-71, in article 10.02 of this code, as it exists or may be amended.
(Ordinance 15-57, adopted 9/22/2015)

§ XI. Rates for collection of solid waste and recyclables.

Solid waste collection rates are based on contractual obligations entered between the Town and the Town's solid waste provider, and are available on the Town's website.
(Ordinance 17-05, adopted 1/10/2017; Ordinance 2020-73, § 2, adopted 9/8/2020)

§ XII. Municipal drainage utility system fee schedule.

- (a) The following fees are hereby established and shall be collected through the town's bill for public utilities pursuant to the Municipal Drainage Utility Systems Act and other applicable law. Fees shall be based on a property's impact on the town's drainage utility system. Impact shall be based on the parcel size for residential property and the impervious area for all other nonexempt property. Ten percent (10%) of the area of the public streets and sidewalks on a property shall count towards that property's impervious area. The drainage utility fees shall be established according to the following schedule on a monthly basis:

Property Type	Parcel Size (sq. ft.)	Fees/Rates
Single-family residential		
Tier 1	<10,000	\$3.00 4.00
Tier 2	≥ 10,000	\$5.15 6.15
All other nonexempt property:		\$1.00 2.00 per 1,000 square feet of impervious area; the minimum fee shall be \$2.75 per property

- (b) The following shall not be assessed a drainage utility system fee:
- (1) Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the town in which the property is located for maintenance.
 - (2) A subdivided lot, until a structure has been built on the lot and a certificate of occupancy has been issued by the town.
 - (3) State property.
 - (4) Public or private institutions of higher education property.
 - (5) Town property.
- (c) All billings, credits, exemptions, rules, and other procedures relating to this drainage fee shall be subject to the provisions of V.T.C.A., Local Government Code, section 402.041 et seq., and shall specifically include the following:

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- (1) There shall be a charge on each monthly utility statement for the municipal drainage utility system pursuant to Ordinance No. 07-71 and as authorized herein. The town manager or his designee is authorized to collect such charges in a manner consistent with the town charter and state law. The drainage fee will be a separate line item on the utility statement and shall be clearly identified as a separate charge.
- (2) Except as otherwise provided herein, billing, charges and collection procedures shall be consistent with that for the water and sewer services.
- (3) Drainage charges shall be identified separately on the utility billing. Billing shall be consistent with V.T.C.A., Local Government Code, section 402.048, as it exists or may be amended.
- (4) Delinquent charges shall be collected in a manner consistent with V.T.C.A., Local Government Code, section 402.050, as it exists or may be amended and other applicable law.
- (5) The town manager or his designee(s) may, from time to time, adopt rules for the administration of the drainage charge.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 17-68, § 5, adopted 9/12/2017)

§ XIII. Parks and recreation user fees.

(a) Field user fees.

- (1) Prosper Youth Sports Commission leagues (co-sponsored leagues):
 - (A) All participants who reside within town boundaries: \$10.00 per player per season.
 - (B) All participants who reside outside of the town boundary but reside within the Prosper Independent School District boundary: \$30.00 per player per season.
 - (C) All participants who reside outside of the town boundary and who reside outside of the Prosper Independent School District Boundary: \$50.00 per player per season.
 - (D) Fees shall be paid in full prior to the use of any town athletic field.
 - (E) The number of scheduled practices and games will be assigned based on the facility use agreement with the town.
 - (F) Each participant shall be assessed the full fee amount based on residency.
- (2) Non-co-sponsored resident teams comprised of eighty percent (80%) or more participants who reside in the town boundary:
 - (A) Nonsynthetic turf field use: ~~\$35.00~~\$45.00 per hour.
 - (B) Synthetic turf field use: \$70.00 per hour.
 - (C) Additional \$20.00 per hour for use of the field lights.
- (3) Non-co-sponsored resident teams comprised of less than 80% participants who reside in the town boundary:
 - (A) Nonsynthetic turf field use: ~~\$45.00~~\$75.00 per hour.
 - (B) Synthetic turf field use: ~~Not available for rental.~~\$125.00 per hour.

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(C) Additional \$20.00 per hour for use of the field lights.

(4) Co-sponsored teams comprised of 80% or more participants who reside in the town boundary:

(A) Nonsynthetic turf field use: ~~\$35.00~~45.00 per hour.

(B) Synthetic turf field use: \$70.00 per hour.

(C) Additional \$20.00 per hour for use of the field lights.

(b) Pavilion user fees.

Number of Participants	Resident Rate	Nonresident Rate	Refundable Deposit
1-50	\$35.00	\$500.00 100.00	\$100.00
51-100	\$50.00	\$500.00 100.00	\$100.00
100+	\$75.00	\$500.00 200.00	\$100.00

This fee structure is based on a four-hour time slot. Rental fee must be paid in full at the time the reservation is made. 14-day cancellation is required. Acceptable forms of payment are check, Visa, and MasterCard. The splash pad is open annually from Memorial Day to Labor Day.

(c) Tournaments, camps, and clinic fees.

During in-season play, defined as recreational play by the youth sports commission leagues, only co-sponsored organization tournaments will be allowed to utilize the synthetic turf fields. During in-season play, only co-sponsored camps and clinics will be permitted to utilize the synthetic turf fields but must contain at least 80 percent town residents.

During out-of-season play, defined as seasons wherein recreational play by the youth sports commission has concluded or is not currently being scheduled, co-sponsored and non-co-sponsored organizations, camps, clinics and tournaments will be permitted to utilize the synthetic turf fields, regardless of residency status. The number of camps, clinics and tournaments held throughout the off-season shall be determined by the Director of the Parks and Recreation Department.

In the event that the tournament director would like to include food vendors at scheduled events, all town health requirements must be met no later than 30 days before the scheduled event. Please email health@prospertx.gov with any questions.

(1) Co-sponsored organization fees.

(A) Tournament fees:

(i) \$25.00/per team (up to a two-day tournament).

(ii) \$15.00/per team/additional day.

(iii) Deposit per field: \$100.00.

(iv) Minimum fee for tournaments: \$500.00.

(B) Camps and clinics fees:

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- (i) \$5.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$250.00.
- (2) Resident, non-co-sponsored organization fees.
 - (A) Tournament fees:
 - (i) \$25.00/per team (up to a two-day tournament).
 - (ii) \$15.00/per team/additional day.
 - (iii) Deposit per field: \$100.00.
 - (iv) Minimum fee for tournaments: \$750.00.
 - (B) Camps and clinics fees:
 - (i) \$5.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$300.00.
- (3) Nonresident, non-co-sponsored organization fees.
 - (A) Tournament fees:
 - (i) \$50.00/per team (up a two-day tournament).
 - (ii) \$30.00/per team/additional day.
 - (iii) Deposit per field: \$100.00.
 - (iv) Minimum fee for tournaments: \$1,000.00.
 - (B) Camps and clinics fees:
 - (i) \$10.00/per participant per day.
 - (ii) Deposit per field: \$100.00.
 - (iii) Minimum fee for camps and clinics: \$450.00.
- (4) General fees.
 - (A) Lights are charged at \$20.00/hour/field.
 - (B) On-site staff: \$25.00/hour/staff member, if deemed necessary by the Parks and Recreation Department.
 - (C) Field preparation: \$45.00/field/per preparation.
 - (D) Any additional field preparation is a \$20.00 relining and dragging home plate fee. All requests must be made prior to the tournament beginning.

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- (E) Water service is \$45.00 per container per day, and this includes cups and ice.
- (F) Temporary mound adjustments are a \$400.00 flat rate, per occurrence. Renting organization must provide a minimum of four staff members to assist with mound adjustments.
- (G) Full deposit payment must be received no later than two business days after the tournament has concluded.
- (H) Deposit must be received at time of reservation to guarantee the reservation. First deposit received will have priority over facility reservation.
- (I) Refunds for field rental fees are only refundable due to inclement weather and or cancellation of the rental 30 days prior to the rental date.

(Ordinance 18-75, § 4, adopted 9/25/2018; Ordinance 22-11, § 2, adopted 3/8/2022)

§ XIV. Public works fee schedule.

(a) Inspections.

- (1) Certificate of occupancy. Initial inspection which includes the public works inspection of sidewalk, drive approach, curbs and gutter, water meter, meter box, right-of-way grading, sod and camera the wastewater service to the main line. This fee shall be paid when a building permit is sought.
- (2) First public works inspection.
 - (A) First inspection: \$50.00.
 - (B) All fees paid prior to scheduling new inspection: Inspection requests are made the day before by 4:00 p.m. Public works will try to make most inspections within forty-eight (48) hours of receiving a request for the same.
- (3) Reinspection fee.
 - (A) Second inspection: \$50.00.
 - (B) Third inspection: \$75.00.
 - (C) Fourth inspection: \$100.00.
 - (D) Fees will increase in \$25.00 increments for each inspection thereafter.

(b) Damages to meters/equipment. (Cost does not include water and sewer impact fees.)

5/8-inch PD	\$245.00
3/4-inch PD	\$335.00
1-inch PD	\$335.00
1-1/2-inch PD	\$638.00
2-inch PD	\$767.00
1-1/2-inch turbine (irrigation)	\$869.00

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2-inch turbine (irrigation)	\$916.00
14 × 18-inch meter box	\$200.00
14 × 18-inch meter box & MTU	\$360.00
18 × 24-inch meter box	\$383.00
18 × 24-inch meter Box & MTU	\$425.00
Replace readable register	\$250.00
Replace damaged/unreadable register	\$747.00
Transmitter (MTU)	\$374.00
Transmitter (MTU) dual	\$0
3-inch turbine	\$1,636.00
4-inch turbine	\$2,136.00
6-inch turbine	\$3,627.00
3-inch compound	\$4,975.00
4-inch compound	\$5,600.00
6-inch compound	\$7,636.00
Larger meters on request	(Amount TBD)
Replace ½ & 1-inch meter, MTU register & box	\$711.00
Replace MTU, register & box	\$511.00
Replace ½ & 1-inch meter, register & box	\$596.00
Replace ½ & 1-inch meter, MTU & box	\$596.00
Replace ½ & 1-inch meter & MTU	\$458.00
Replace ½ & 1-inch meter & box	\$368.00
Replace MTU & box small	\$320.00
Replace register & box	\$315.00
Replace ½ & 1-inch meter & register	\$470.00
Replace register & MTU	\$363.00
Replace unreadable register, MTU and small box	\$840.00
Replace unreadable register & MTU	\$0

(c) Fire hydrant meter fee.

- (1) Deposit (based upon approved condition): \$1,819.00.
- (2) Relocate fire hydrant meter: \$84.00.
- (3) Repair hydrant meter:
 - (A) Replace fire hydrant with register: \$1,980.00.
 - (B) Repair hydrant meter RPZ: \$657.00.

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- (C) Replace backflow on hydrant: \$1,012.00.
- (D) Repair hydrant broken collar: \$224.00.
- (E) Repair hydrant meter valves: \$275.00.
- (4) Replace fire hydrant meter: \$924.00.
- (d) Water/wastewater connection/tap fee.
 - (1) Water (lots without existing water service line/meter box)
 - (a) Water tap fee is based on water service line size, does not include other items such as, among other things, boring, impact fees, connection fees (see 2, below), pavement removal and replacement:
 - (i) 1-inch water service: \$1,610.00.
 - (ii) 1-½-inch water service: \$2,745.00.
 - (iii) 2-inch water service: \$3,675.00.
 - (iv) 4-inch water service: \$1,956.00.
 - (v) 6-inch water service: \$2,026.00.
 - (2) Water (lots with existing water service line/meter box).
 - (A) Water connection fee is based on water meter size, does not include impact fees, and shall be paid when a building permit is sought:
 - (i) ⅝-inch water meter: \$475.00.
 - (ii) ¾-inch water meter: \$660.00.
 - (iii) 1-inch water meter: \$575.00.
 - (iv) 1-½-inch water meter: \$875.00.
 - (v) 1-½-inch water meter (turbine): \$1,125.00.
 - (vi) 2-inch water meter: \$1,000.00.
 - (vii) 2-inch water meter (turbine): \$1,075.00.
 - (3) Wastewater (lots without existing wastewater service line).
 - (A) Wastewater tap size, does not include other items such as, among other things, boring, impact fees, connection fees (see 4, below), pavement removal and replacement:
 - (i) 4-inch: \$1,612.00.
 - (ii) 6-inch: \$1,840.00.
 - (4) Wastewater (lots with existing wastewater service line).
 - (A) Wastewater connection size does not include impact fees, and shall be paid when a

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building permit is sought:

(i) 4-inch: \$400.00.

(ii) 6-inch: \$400.00.

(e) Meter moves. This work does not include additional items such as, among other things, bores, impact fees, grass replacement and pavement removal. The town does not relocate customer-side service.

(1) 1-inch water service: \$675.00.

(2) 1-½-inch water service: \$998.00.

(3) 2-inch water service: \$1,157.00.

(f) Curbside repair.

(1) 1-inch water service: \$426.00.

(2) 1-½-inch water service: \$770.00.

(3) 2-inch water service: \$875.00.

(g) Callback or second time call. \$102.00.

(h) Accuracy testing.

(1) Meter requested testing local: \$379.00.

(2) Meter requested testing outside: \$497.00.

(i) UTRWD connection fee. \$500.00.

(j) Returned check fee. \$25.00.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 17-68, § 6, adopted 9/12/2017; Ordinance 2022-73, § 8, adopted 11/8/2022; Ordinance 2022-77, § 3, adopted 12/13/2022)

§ XV. Sexually oriented businesses.

(a) Application and investigation fee: \$700.00 (nonrefundable).

(b) Annual license renewal fee: \$350.00 (nonrefundable).

(c) Employee license, whether for a new license or for renewal of an existing license, annual fee: \$75.00 (nonrefundable application, investigation, and license fee).

(d) All license applications and fees shall be submitted to the town secretary, or its designee.
(Ordinance 15-57, adopted 9/22/2015)

§ XVI. Alarm systems.

(a) Annual, permit or renewal fee (nonrefundable).

(1) Private residence: \$50.00.

(2) Business: \$100.00.

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(b) False alarms service charge (preceding 12-month period).

(1) Fee for each false burglar alarm:

(A) More than three but fewer than six: \$50.00.

(B) More than five but fewer than eight: \$75.00.

(C) Eight or more: \$100.00.

(2) Each false robbery/panic/duress alarm service charge:

(A) More than three but fewer than eight: \$75.00.

(B) Eight or more: \$100.00.

(Ordinance 15-57, adopted 9/22/2015; ; Ordinance 2025-30 adopted 7/22/2025)

§ XVII. Water conservation and enforcement fees.(a) Administrative fees. Administrative fees for violations to the town's water conservation and water resource and emergency management plan shall be added to water account holder's regular monthly town utility bill as follows:

(1) First offense: Courtesy tag warning.

(2) Second offense: Certified letter notifying of violation.

(3) Third offense and subsequent offenses: \$100.00.

(4) Fourth offense and subsequent offenses: \$300.00.

(b) Contesting violations.

(1) A water customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Infrastructure Services within fifteen (15) business days after the date on the notice. The hearing officer(s) shall evaluate all information offered by the petitioner at the hearing. The customer shall bear the burden of proof to show why, by preponderance of the evidence, the administrative fee should not be assessed. The hearing officer(s) shall render a decision in writing within three (3) business days of the conclusion of the hearing. A customer may appeal the decision from the hearing officer(s) in writing to the Executive Director of Infrastructure Services within three (3) business days from the receipt of the written appeal. The decision by the Executive Director of Infrastructure Services is final and binding.

(2) Unpaid assessed administrative fees related to violations of water use restrictions under the town plan shall incur late payment penalties and may result in termination of water service.

(Ordinance 19-21, adopted 4/23/2019)

§ XVIII. Backflow prevention plan and enforcement fees.

The Town may elect to exercise the following administrative remedies for violations of the Town's Backflow Prevention Plan in lieu of pursuing criminal penalties against non-single family water account holders, such as business and professional parks, homeowners' associations, apartments, home builders, land developers, and entities other than customers residing at single family homes.

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- (1) Administrative fees. The following administrative fees that will be assessed:
- (A) Backflow registration fee: \$100.00.
 - (B) Backflow test (per assembly): \$25.00.
 - (C) CSI fee: \$25.00.
 - (D) Public works fee: \$50.00.
 - (E) Retest (per device): \$25.00.
- (2) Contesting violations. A non-single family water customer as defined above may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Community Services within fifteen (15) business days after the date on the Notice. The hearing officer(s) shall evaluate all information offered by the petitioner at the hearing. The customer shall bear the burden of proof to show why, by preponderance of the evidence, the administrative fee should not be assessed. The hearing officer(s) will render a decision in writing within three (3) business days of the conclusion of the hearing. A customer may appeal the decision from the hearing officer(s) in writing to the Executive Director of Development and Community Services within three (3) business days of the conclusion of the hearing. The decision by the Executive Director of Development and Community Services is final and binding.
- (3) Paying Assessed Fees.
If, after the expiration of the fifteen (15) business days from the date on the Notice, the customer has not requested an administrative hearing to contest the assessment of an administrative fee or paid the administrative fee, the Town shall apply and charge the assessed administrative fee to the customer's next Town Utility Bill.
- (a) Unpaid assessed administrative fees related to violations of Backflow Prevention Plan restrictions under the Town Plan shall incur late payment penalties and may result in termination of water service.

(Ordinance 15-57, adopted 9/22/2015; Ordinance 16-76, adopted 12/13/2016; Ordinance 2022-73, § 10, adopted 11/8/2022; Ordinance 2023-72, § 3, adopted 10/24/2023)

§ XIX. FOG outreach and enforcement fees.

- (a) Administrative fees.
- (1) Administrative fees for violations of the town's FOG outreach plan shall be added to a wastewater account holder's regular monthly town utility bill, or billed to the generator, as follows:
 - (A) First offense: Certified letter with five (5) days to comply.
 - (B) Second offense: \$1,000.00.
 - (C) Third offense: \$1,500.00.
 - (D) Fourth and subsequent offenses: Increase of \$500.00 with each violation.
 - (2) Unpaid assessed administrative fees related to violations of the FOG outreach plan shall incur late payment penalties and may result in termination of services.

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- (b) Contesting violations. A customer may request a hearing before a hearing officer(s) appointed by the Executive Director of Development and Community Services within fifteen (15) business days after the date on the notice. The hearing officer(s) shall evaluate all information offered by the customer at the hearing. The customer shall bear the burden of proof to show why, by preponderance of the evidence, the administrative fee should not be assessed. The hearing officer(s) shall render a decision in writing within three (3) business days of the conclusion of the hearing. A customer may appeal the decision from the hearing officer(s) in writing to the Executive Director of Development and Community Services within three (3) business days from the receipt of the decision by the hearing officer(s). In the written appeal, the customer shall provide the factual basis for the appeal and describe why the decision of the hearing officer(s) is not supported by the evidence. The Executive Director of Development and Community Services shall promptly review the appeal, and the decision by the Executive Director of Development and Community Services is final and binding.

(Ordinance 16-22, adopted 3/22/2016)

§ XX. Health and sanitation fees.

- (a) Food establishment permit and inspection fees.

(1) Restaurant: ~~\$350.00~~450.00/year (includes two inspections per year).

~~(2)~~ Convenience store: ~~\$275.00~~400.00/year.

~~(3)~~ Liquor Store: \$400.00/year.

~~(2)(4)~~ Micro Markets (Self-Checkout Kiosks): \$275.00/year

~~(3)~~ Child day care center: ~~\$350.00~~/year.

~~(4)(5)~~ Grocery store: ~~\$500.00~~700.00/year.

~~(5)(6)~~ Mobile food establishment (hot): ~~\$350.00~~400.00/year.

~~(7)~~ Mobile food establishment (cold): ~~\$250.00~~300.00/year.

~~(6)(8)~~ Ice Cream Truck: \$250.00/year

~~(7)(9)~~ Temporary food establishment: ~~\$75.00~~52.00 for a maximum of fourteen (14) days.

~~(8)(10)~~ Concession stand: \$50.00/season.

~~(11)~~ Independent school district-owned food establishment: No fee.

~~(9)(12)~~ Private school food establishment: \$350/year.

- (b) Certain food establishment inspection fees.

(1) Reinspection: ~~\$100.00~~200.00/inspection.

(2) Investigative or complaint-based inspection: ~~\$100.00~~150.00/inspection (if the inspection is deemed to not have been warranted, the fee may be waived at the sole discretion of the regulatory authority).

- (c) Plan review of new or extensively remodeled food establishment fee.~~\$175.00~~200.00.

- (d) Public/semi-public swimming pool or spa permit and inspection fee.~~\$225.00~~300.00.

For the purpose of this section, a semi-public swimming pool or spa is a swimming pool or spa which

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is privately owned and open only to an identifiable class of persons including but not limited to hotel guests, residents of a multifamily dwelling complex, members of a homeowners or property owners association, fitness facility or club members.

(e) ~~Dogs on food establishment variance application fee \$250.00.~~

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~~(f)~~(c) Proration of annual fees.

- (1) The cost of any annual fee referenced in subsection (a), "Food establishment permit and inspection fees," due and owing on or before January 31, 2023, shall be prorated to expire on January 31, 2023. On February 1, 2023, and every February 1 thereafter, all such annual fees shall be due and owing.
- (2) Beginning on February 1, 2023, any annual fee referenced in subsection (a), "Food establishment permit and inspection fees," whose payment is one to five business days late shall be subject to a late payment penalty equal to 50 percent of the annual fee amount. Any such annual fee whose payment is more than five business days late shall be subject to a late payment penalty equal to 100 percent of the annual fee amount.

(Ordinance 17-68, § 7, adopted 9/12/2017; Ordinance 18-75, § 5, adopted 9/25/2018; Ordinance 2022-17, § 2, adopted 4/26/2022; Ordinance 2022-73, § 9, adopted 11/8/2022)

§ XXI. Multifamily registration and inspection fees.

- (a) The landlord of a multifamily dwelling complex shall annually pay the town a fee which includes registration and inspection fees.
- (b) A fee of ~~ten~~fifty dollars (~~\$10.00~~\$50.00) per dwelling unit with a minimum of two hundred dollars (\$200.00) per year shall be submitted annually with the required registration form as provided by the town.
- (c) Annual registration or renewals postmarked or received after the identified deadline date shall be assessed an additional fee increase of:
 - (1) ~~Ten percent (10%)~~Fifty percent (50%) if received within thirty (30) calendar days after the due date,
 - (2) ~~Thirty percent (30%)~~One hundred percent (100%) if received within thirty-one (31) to sixty (60) calendar days after the due date; or
 - (3) ~~Fifty percent (50%)~~One hundred percent (100%) if received more than sixty-one (61) days after the due date.
- (d) Cost of initial inspection and first reinspection: No fee.
- (e) Second reinspection if required: \$150.00 per residential unit or per any other area of the multifamily complex.
- (f) Third and any subsequent reinspections if required: \$300.00 per residential unit or per any other area of the multifamily complex.

(Ordinance 18-110, adopted 12/11/2018)

§ XXII. Emergency medical services (EMS) rates.

Definitions:

Advanced Life Support (ALS).

Basic Life Support (BLS).

Advanced Life Support 2 (ALS-2).

Advanced Life Support Disposable Items (ALSDI).

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Basic Life Support Disposable Items (BSLDI).

- (1) ALS: \$1,600.00.
 - (2) BLS: \$1,400.00.
 - (3) ALS-2: \$1,800.00.
 - (4) ALSDI: \$400.00.
 - (5) BLSDI: \$350.00.
 - (6) Mile (per each): \$24.00.
 - (7) Oxygen: \$150.00.
- (Ordinance 2020-73, § 4, adopted 9/8/2020; Ordinance 2024-52 adopted 8/13/2024)

§ XXIII. Fire department mitigation rates.**(a) Motor vehicle incidents.**

- (1) Level 1 MVA - \$602.00.

Provide hazardous materials assessment and scene stabilization. This is the most common "billing level" and will occur most every time the fire department response to an accident/incident.

- (2) Level 2 MVA - \$687.00.

Includes level 1 services as well as clean up and materials used for hazardous fluid clean up and disposal. We will bill at this level if the fire department must clean up any or other automotive fluids that are spilled because of the accident/incident.

- (3) Level 3 — Car fire - \$838.00.

Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, TIC use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled because of the accident/incident.

- (4) Level 4 — EV car fire - \$838.00, plus cost of blanket.

- (5) Additional rates:

- (A) Engine: \$554 per hour.
- (B) Truck: \$693 per hour.
- (C) Chief officer: \$347 per hour.
- (D) Miscellaneous equipment: \$416.
- (E) Heavy extrication tools used: \$1,811.
- (F) Creating landing zone: \$553.

(b) Hazmat.

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(1) Level 1 - \$972.

Basic response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.

(2) Level 2 - \$3,473.

Intermediate response: Claim will include an engine response, first responder assignments, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up of command and decon center. PPE to include level A or B donning, breathing air and detection equipment.

(3) Level 3 - \$8,199.

Advanced response: Claim will include an engine response, first responder assignments, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up of command and decon center. PPE to include level A or B donning, breathing air and detection equipment. Will include detection equipment, recovery and identification of materials, disposal and environmental cleanup, as well as the rate. Includes three hours of on scene time - each additional hour over, is billed at \$366 per hour, per HAZMAT team.

(4) Additional apparatus on scene (for all levels of service):

(A) Engine billed at \$554.00 per hour.

(B) Truck billed at \$693.00 per hour.

(c) Fires.

(1) Assignment: \$554.00 per hour, per engine/\$693.00 per hour, per truck. Includes:

(A) Scene safety.

(B) Investigation.

(C) Fire/hazard control.

Note: This is the most common "billing level" and will occur for the most common fire response.

(2) Optional: The fire department has the option to bill each fire as an independent event with custom mitigation rates. (Itemized meaning, per person, at various pay levels and the products used.)

(d) Fire investigation.

(1) Fire Investigation Team - \$554.00 per hour.

(2) Services to include:

(A) Scene safety.

(B) Investigation.

(C) Source identification.

Town of Prosper, TX

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PROSPER CODE

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- (D) K-9/arson dog unit.
- (E) Identification equipment.
- (F) Mobile detection unit.
- (G) Fire report.
- (3) The claim begins with the fire investigation responds to the incident and is billed for only the time logged.
- (e) Fire marshal/operations chief response. This includes the setup of command and providing direction of the incident. This could include operations, safety, and administration of the incident.
- (f) Illegal fires.
 - (1) Assignment rates:
 - (A) \$554.00/hour per engine.
 - (B) \$693.00/hour per truck.
 - (2) When a fire is started by any person(s) that requires the town fire department to respond during a time or season when fires are regulated or controlled by local or state rules, provisions, or ordinances because of pollution or fire danger concerns. The person(s) will be liable for the town fire department response as a cost, not to exceed, the actual expenses incurred by the town fire department. Similarly, if a fire is started where permits are required for such a fire, and the permit is not obtained and the town fire department is required to respond to contain the fire, the responsible party will be liable for the response at a cost not to exceed the actual expenses incurred by the department. The actual expenses will include direct labor, equipment costs and any other costs that can be reasonably allocated to the cost of the response.
- (g) Water incidents.
 - (1) Level 1 - Billed at \$554.00/hour plus \$68.00 per hour, per person.
Basic response: Claim will include engine response, first responder assignments. This will be the most common "billing level" and will occur almost each time the town fire department has to respond to a water incident.
 - (2) Level 2 - Billed at \$1,110.00/hour plus \$68.00 per hour, per person.
Intermediate response: Includes level 1 actions as well as cleanup and materials needed for hazmat spill. We will bill at this level if the town fire department must clean up small amounts of gasoline or other fluids, as a result of the incident.
 - (3) Level 3 - Billed at \$2,747.00/hour plus \$68.00 per hour, per person.
Advance response: Includes services above, as well as DART activation, and recovery and identification of materials associated. Will include the fees for environmental disposal fees.
- (h) Back country or special rescue.
 - (1) Itemized response: Each incident will be billed with custom mitigation rates that are deemed usual, customary and reasonable (UCR). These incidents will be billed itemized per apparatus,

Town of Prosper, TX

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FEE SCHEDULE

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per rescue person, plus the rescue products used.

- (2) Minimum billed at \$554 for the first response vehicle, plus \$68 per rescue person. Additional rates of \$554 per hour per response vehicle and \$58 per hour per rescue person.

(i) Gas leaks (Natural).

- (1) Level 1 - Natural Gas leak, outside without fire - \$523.00/hour.

Description: Minimal danger to life, property, and the environment, leak typically for mechanical damages to a meter or pipe.

- (2) Level 2 - Natural Gas leak, outside with fire - \$748.00/hour, plus \$68 per hour, per person.

Description: Moderate danger to life, property, and the environment, leak typically caused from mechanical damage with nearby operating equipment causing a fire.

- (3) Level 3 - Natural Gas leak inside structure - \$932.00/hour, plus \$68.00 per hour, per person.

Description: Significant danger to life, property, and the environment, leak is typically difficult to identify and locate.

(Ordinance 2025-22 adopted 6/10/2025)



FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: Adoption of FY 2025-2026 Annual Budget

Town Council Meeting – September 16, 2024

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Conduct a Public Hearing to receive public input, consider such input, and consider and act upon an Ordinance adopting the Fiscal Year (FY) 2025-2026 Annual Operating and Capital Project Funds budgets and five-year Capital Improvement Program for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

Description of Agenda Item:

According to Local Government Code Chapter 102 and the Town Charter, the Town must hold a Public Hearing on the proposed budget.

Approval of this item will appropriate funds for the FY 2025-2026 Operating and Capital Project Fund budgets and adopt the five-year Capital Improvement Program plan. Prior to this meeting, the Town published required notices, held a public hearing that included staff presentations about the budget, 2025 tax rate, and also gave interested citizens the opportunity to ask questions and provide input at a Budget Town Hall Meeting.

Subsection C of Section 102.007 of the Local Government Code requires that adoption of a budget raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to, and separate from, the vote to adopt the budget or a vote to set the tax rate as required by Chapter 26 of the Tax Code.

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. Statement for opening public hearing
2. Ordinance
3. Ordinance Exhibit A – FY 2025-2026 Proposed Budget Summary
4. Tax Impact Statement

Town Staff Recommendation:

Town Staff recommend that the Town Council approve an Ordinance adopting the Fiscal Year 2025-2026 Annual Budget and Capital Improvement Program for the fiscal year beginning October 1, 2025, and ending September 30, 2026, as proposed.

This item requires a roll call/record vote.

Proposed Motion:

I move to approve an ordinance adopting the Fiscal Year 2025-2026 Annual Budget and Capital Improvement Program for the fiscal year beginning October 1, 2025, and ending September 30, 2026, as proposed.

Please read the statements below prior to opening the Public Hearing:

This is the only public hearing to discuss the FY 2025-2026 proposed budget. A Public Hearing to discuss the proposed tax rate will be held on

September 16, 2025, at 6:15 p.m.,

at the Council Chambers of

Prosper Town Hall

located at 250 W. First St, Prosper, Texas 75078

The Town Council will vote on the FY 2025-2026 Proposed Budget and the proposed tax rate at a meeting scheduled on September 16, 2025, at 6:15 p.m., located at the Council Chambers at Prosper Town Hall at 250 W. First St, Prosper TX.

Once the Public Hearing is opened, the public is encouraged to express their views.

TOWN OF PROSPER, TEXAS**ORDINANCE NO. 2025-48**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ADOPTING THE FISCAL YEAR 2025-2026 ANNUAL BUDGET AND CAPITAL PROJECT FUND BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR THE TOWN OF PROSPER, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Annual Budget for the Town of Prosper, Texas, was prepared by the Town Manager and presented to the Town Council on August 12, 2025, in accordance with the Town Charter of the Town of Prosper, Texas; and

WHEREAS, the proposed annual budget document was posted on the Town's Internet website and also made available for public review; and

WHEREAS, a Notice of a Public Hearing concerning the proposed Annual Town and Capital Project Fund Budget was published as required by state law and said Public Hearing thereon was held by the Town Council on September 16, 2025; and

WHEREAS, following the Public Hearing, and upon careful review of the proposed Fiscal Year 2025-2026 Annual and Capital Project Fund Budget, it is deemed to be in the best financial interests of the citizens of the Town of Prosper, Texas, that the Town Council approve said budget; and

WHEREAS, in conjunction with the adoption of the Annual Town Budget, the Town also wishes to adopt its recommended Fiscal Year 2025-2026 five-year Capital Improvement Program as required by Town Charter.

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

SECTION 1

The above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

The official budget for the Town of Prosper, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, is hereby adopted by the Town Council of the Town of Prosper, Texas, and the Town Secretary is directed to keep and maintain a copy of such official budget on file in the office of the Town Secretary and, upon request, make same available to the citizens and the general public.

SECTION 3

The expenditures during the fiscal year beginning October 1, 2025, and ending September 30, 2026, shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the Town of Prosper, Texas.

SECTION 4

The sums specified in Exhibit A are hereby appropriated from the respective funds for the payment of expenditures on behalf of the Town government as established in the approved budget document.

SECTION 5

Should any part, portion, section, or part of a section of this Ordinance be declared invalid, or inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion, or judgment shall in no way affect the remaining provisions, parts, sections, or parts of sections of this Ordinance, which provisions shall be, remain, and continue to be in full force and effect.

SECTION 6

All ordinances and appropriations for which provisions have heretofore been made are hereby expressly repealed if in conflict with the provisions of this Ordinance.

SECTION 7

In accordance with state law and the Town's Code of Ordinances, proper Notice of Public Hearing was provided for said Ordinance to be considered and passed, and this Ordinance shall take effect and be in full force and effect from and after its final passage.

SECTION 8

Specific authority is hereby given to the Town Manager to transfer appropriations budgeted from one account classification or activity to another within any individual fund.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF ___ TO ___ ON THIS 16TH DAY OF SEPTEMBER, 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

EXHIBIT A

EXHIBIT A**Summary of Budget Book Totals**

ANNUAL FUNDS	AMENDED BUDGET 2024-2025	PRELIMINARY 2025-2026	CHANGES	FINAL PROPOSED 2025-2026
GENERAL FUND	\$ 52,825,545	\$ 67,727,122	\$ 481,900	\$ 68,209,022
WATER/SEWER FUND	38,597,539	45,943,131	-	45,943,131
DEBT SERVICE (I&S)	18,843,555	19,264,147	1,901,181	21,165,328
TIRZ # 1	6,066,936	6,483,373	-	6,483,373
TIRZ # 2	131,724	184,122	-	184,122
CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT	3,346,035	3,427,736	-	3,427,736
FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES SPECIAL PURPOSE DISTRICT	3,544,260	3,460,919	-	3,460,919
PARK DEDICATION/IMPROVEMENT	2,325,050	2,150,000	-	2,150,000
IMPACT FEES	21,086,758	15,467,637	900,000	16,367,637
SPECIAL REVENUE	1,229,214	912,555	110,505	1,023,060
HOTEL OCCUPANCY TAX FUND	28,563	100,892	-	100,892
STORM DRAINAGE	1,204,175	1,194,912	200,000	1,394,912
SOLID WASTE	3,185,043	3,974,096	-	3,974,096
VERF	2,147,871	3,139,262	-	3,139,262
HEALTH INSURANCE TRUST	7,284,472	8,505,391	-	8,505,391
GRAND TOTAL	\$ 161,846,740	\$ 181,935,295	\$ 3,593,586	\$ 185,528,881

*Capital Projects are budgeted on a project basis with appropriations remaining valid for the life of the project.
Funds encumbered for the VERF will also be re-apportioned for FY 2025-2026.*

MULTI-YEAR FUNDS

GOVERNMENTAL CAPITAL PROJECTS FUND	38,390,062
WATER & SEWER CAPITAL PROJECTS FUND	13,166,069
STORM DRAINAGE CAPITAL PROJECTS FUND	200,000
GRAND TOTAL	51,756,131

Taxpayer Impact Statement	FY 2025 Current Year Tax Rate	FY 2026 No-New-Revenue Tax Rate	FY 2026 Proposed Tax Rate
Tax Rate (per \$100 of value)	0.505	0.4832348	0.505
Median Homestead Taxable Value	\$ 627,041	\$ 691,880	\$ 691,880
Tax on Median Household	\$ 3,167	\$ 3,343	\$ 3,494



FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: Adoption of FY 2025-2026 Tax Rate

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Conduct a Public Hearing to consider and act upon an Ordinance adopting a tax rate of \$0.505 per \$100 valuation for fiscal year 2025-2026.

Description of Agenda Item:

This item is to adopt the tax year 2025 tax rate to generate sufficient revenues as required in the Adopted FY 2025-2026 Budget. The attached ordinance sets the 2025 ad valorem tax rate at \$0.505 cents per \$100 assessed valuation, to be distributed as follows:

	\$0.322054 for Maintenance and Operations
	<u>\$0.182946 for Debt Service</u>
<i>Totaling</i>	\$0.505000 Total Tax Rate

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. Statement for opening public hearing
2. Ordinance

Town Staff Recommendation:

This item requires a record vote, and at least 60 percent of the members of the governing body must vote in favor of the ordinance. The tax code is specific in the form of making a motion to set the tax rate. Town staff recommend that the Town Council approve an Ordinance adopting the 2025 tax rate using the required language below.

Proposed Motion:

Item 21.

Please make your motion using this required language:

"I move that the property tax rate be increased by the adoption of a tax rate of \$0.505, which is effectively a 4.70 percent increase in the tax rate."

Please read the statements below prior to opening the Public Hearing:

This is the only public hearing to discuss the FY 2025-2026 proposed tax rate.

The Town Council will vote on both the FY 2025-2026 Proposed Budget and the proposed tax rate at tonight's meeting as previously published and scheduled.

Once the Public Hearing is opened, the public is encouraged to express their views.

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ADOPTING THE TOWN OF PROSPER 2025 PROPERTY TAX RATE; LEVYING TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AT THE RATE OF \$0.505 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF PROSPER, TEXAS, IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF ON THE TOWN'S HOME PAGE OF ITS WEBSITE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Prosper, Texas (hereinafter referred to as the "Town"), hereby finds that the tax for the fiscal year beginning October 1, 2025, and ending September 30, 2026, hereinafter levied for current expenditures of the Town and the general improvements of the Town and its property, must be levied to provide revenue requirements for the budget for the ensuing year; and

WHEREAS, the Town Council has approved, by separate ordinance to be adopted on the 16th day of September, 2025, the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been complied with by the Town.

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

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

The Town Council of the Town of Prosper, Texas, does hereby adopt and levy the following tax rate of \$0.505 per \$100 assessed valuation for the Town for tax year 2025 as follows:

\$0.322054 for the purpose of maintenance and operation; and

\$0.182946 for payment of principal and interest on debt service.

SECTION 3

The rate adopted is higher than the no-new-revenue rate and lower than the voter-approval rate as calculated according to the Truth in Taxation provisions of the Texas Tax Code, as amended, and the total levy for maintenance and operations exceeds last year's levy for same.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-2.56.

The Town's website shall reflect the foregoing statements, pursuant to applicable provisions of the Texas Tax Code, as amended.

SECTION 4

The Tax Assessor-Collectors for Collin County and Denton County are hereby authorized to assess and collect the taxes of the Town of Prosper in accordance with this Ordinance. The Town shall have all rights and remedies provided by the law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 5

All provisions of any ordinance in conflict with this Ordinance are hereby repealed; however, such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 6

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 7

This Ordinance shall become effective from and after its adoption and publication, as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF ___ TO ___, ON THIS 16TH DAY OF SEPTEMBER, 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: Ratification of FY 2025-2026 Tax Rate

Town Council Meeting – September 16, 2024

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Ratifying the property tax increase in the budget for fiscal year (FY) 2025-2026.

Description of Agenda Item:

According to Texas Local Government Code Section 102.007, "Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law."

This budget will raise more revenue from property taxes than last year's budget by an amount of \$5,715,955, which is a 12.04 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$3,831,840.

Budget Impact:

This action is a required step in adoption of the Budget and Tax Rate.

Town Staff Recommendation:

Town Staff recommend the Town Council to ratify the property tax increase in the budget for fiscal year (FY) 2025-2026.

Proposed Motion:

I move to ratify the property tax increase in the budget for fiscal year (FY) 2025-2026.



ENGINEERING SERVICES

To: Mayor and Town Council

From: Hulon T. Webb, Jr., P.E., Director of Engineering Services

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

Re: Eminent Domain – Legacy Drive (Prosper Trail – Parvin Road)

Town Council Meeting – September 16, 2025

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon a Resolution of the Town Council of the Town of Prosper, Texas, declaring the necessity to acquire certain properties for right-of-way and easements for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

Description of Agenda Item:

The Prosper Independent School District (District) is developing a middle school on the east side of Legacy Drive just south of the intersection of old Parvin Road and Legacy Drive, with a planned opening in Fall 2026. To serve the facility, the Prosper Independent School District (PISD) is in the process of developing engineering plans for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project per the terms of an Interlocal Agreement between the PISD and the Town dated November 26, 2024. To facilitate the construction of the project, it is necessary for PISD to acquire right-of-way and easements through negotiations. If necessary, the Town may be required to assist with the acquisition through exercising its power of eminent domain. There is currently only one (1) remaining property acquisition needed and that property is identified in the attached Resolution, and the Location Map included with this agenda item. While it is anticipated that the PISD will be able to successfully acquire through negotiations with the property owner, staff is requesting advance authorization to pursue acquisition by eminent domain if negotiations are unsuccessful.

Budget Impact:

Per the Interlocal Agreement, the PISD will initially reimburse the Town all condemnation costs related to the acquisition of the right-of-way and easements for the project. Within four (4) years of the Town's final acceptance of the construction of the project, the Town will be responsible for paying back the PISD the approved right-of-way and easements acquisitions costs incurred.

Legal Obligations and Review:

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

Attached Documents:

1. Resolution
2. Location Map

Town Staff Recommendation:

Town staff recommends that the Town Council of the Town of Prosper, Texas, approve the attached Resolution declaring the necessity to acquire certain properties for right-of-way and easements for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project with such property being more particularly described in the attached Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

Proposed Motion:

I move to approve the attached Resolution declaring the necessity to acquire certain properties for right-of-way and easements for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project with such property being more particularly described in the attached Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

Please note: Pursuant to Section 2206.053(c) of the Texas Government Code, if two (2) or more councilmembers object to adopting this single Resolution for all the properties referenced therein, a separate record vote must be taken for each unit of property.

This item requires a roll call vote.

TOWN OF PROSPER, TEXAS**RESOLUTION NO.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, DECLARING THE NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION OF THE LEGACY DRIVE (PROSPER TRAIL – PARVIN ROAD) PROJECT; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITIONS; AUTHORIZING THE ACQUISITION OF PROPERTY RIGHTS NECESSARY FOR SAID PROJECT; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE TOWN MANAGER OF THE TOWN OF PROSPER, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE TOWN MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS; AND AUTHORIZING THE TOWN ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Prosper, Texas (the “Town Council”), has determined that there exists a public necessity to acquire certain property interests for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project, the location of which is generally set forth in the exhibits attached to this resolution; and

WHEREAS, the Town Council desires to acquire the property interests (collectively referred to as the “Property”), as more particularly described in the exhibits attached to this Resolution, for this governmental and public use in conjunction with the Town of Prosper’s construction of the Legacy Drive (Prosper Trail – Parvin Road) project (“Project”); and

WHEREAS, the Town Council desires that the Town Manager, or his designee, take all necessary steps to acquire the Property for the Project including, but not limited to, the retention of appraisers, engineers, and other consultants and experts, and that the Town Attorney, or his designee, negotiate the purchase of the Property for the Project, and if unsuccessful in purchasing the Property for the Project, to institute condemnation proceedings to acquire the Property.

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

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The Town Council hereby finds and determines that a public use and necessity exists for the Town of Prosper, Texas, to acquire the following Property for the Project, as more particularly described in the Exhibits referenced herein:

EXHIBIT DESCRIPTION / INTEREST TO BE ACQUIRED

- 1 (Parcel 3 Right-of-Way), Being a 92,336 square feet or 2.120 acres tract of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas.

(Parcel 3 Drainage Easement), Being a 9,857 square feet, or 0.226 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas.

(Parcel 3 Temporary Construction Easement), Being a 29,484 square feet, or 0.677 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas.

SECTION 3

The Town Manager, or his designee, is authorized and directed to negotiate for and to acquire the Property for the Project, for the Town of Prosper, Texas, and to acquire said rights in compliance with State and Federal law. The Town Manager is specifically authorized and directed to do each and every act necessary to acquire the Property for the Project including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that he deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

SECTION 4

The Town Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property for the Project, and, as such, the Town Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the Town Council for such purpose. The Town Manager is specifically authorized to establish the just compensation for the acquisition of the Property. If the Town Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the Town Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the needed property interests, proceedings in eminent domain to acquire the Property for the Project.

SECTION 5

This Resolution is effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF ___ TO ___ ON THIS THE 16TH DAY OF SEPTEMBER 2025.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

EXHIBIT 1 – Parcel 3

(see next 8 pages)

**RIGHT-OF-WAY DEDICATION
92,336 SQUARE FEET OR 2.120 ACRES**

Being a 92,336 square feet or 2.120 acres tract of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in County Road Number 6 (also known as County Line Road and Legacy Drive) on the west line of a called 38.572 acre tract of land described by deed to Prosper Independent School District, as recorded in Instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas, for the southeast corner of a called 26.822 acre tract of land described by deed to Merritt Crossing Development, LLC, as recorded in Document Number 2021-213963 of the Deed Records of Denton County, Texas, same being the northeast corner of said LEGACYPARVIN26 tract;

THENCE South 00 degrees 33 minutes 14 seconds West, along said County Road Number 6, with the west line of said Prosper tract, same being the east line of said LEGACYPARVIN26 tract, passing a 60D at a distance of 1043.19 and continuing a total distance of 1472.13 feet to a 5/8" iron rod with cap stamped "TNP" set for the northeast corner of a called 10.719 acre tract of land described by deed to Vingrids Capital, LLC, as recorded in Document Number 2017-89464 of the Deed Records of Denton County, Texas, same being the southeast corner of said LEGACYPARVIN26 tract;

THENCE North 89 degrees 28 minutes 15 seconds West, departing said County Road Number 6, and the west line of said Prosper tract, with the north line of said Vingrids Capital tract, same being the south line of said LEGACYPARVIN26 tract, distance of 60.19 feet to a 5/8" iron rod with cap stamped "TNP" set for corner;

THENCE departing the north line of said Vingrids Capital tract, through the interior of said LEGACYPARVIN26 tract, the following courses and distances:

North 00 degrees 33 minutes 41 seconds East, a distance of 1398.96 feet to a to a 5/8" iron rod with cap stamped "TNP" set for corner;

North 52 degrees 21 minutes 25 seconds West, a distance of 30.15 feet to a to a 5/8" iron rod with cap stamped "TNP" set for corner;

South 74 degrees 43 minutes 29 seconds West, a distance of 106.67 feet to a to a 5/8" iron rod with cap stamped "TNP" set for corner;

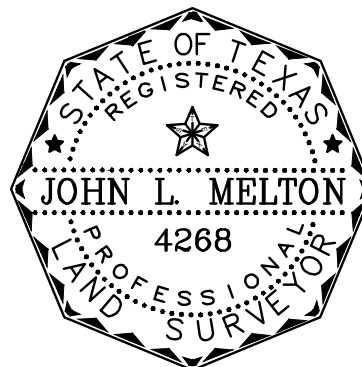
North 15 degrees 16 minutes 31 seconds West, a distance of 30.00 feet to a 5/8" iron rod with cap stamped "TNP" set for corner on the south line of said Merritt Crossing tract, same being the north line of said LEGACYPARVIN26 tract;

THENCE North 74 degrees 43 minutes 29 seconds East, with the south line of said Merritt Crossing tract, same being the north line of said LEGACYPARVIN26 tract, a distance of 202.55 feet to the POINT OF BEGINNING containing 92,336 square feet, or 2.120 acres of land.



teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. PPS 24186



John L. Melton, R.P.L.S. No. 4268

01/23/2025



RIGHT-OF-WAY DEDICATION
92,336 SF
2.120 AC

J. McKIM SURVEY
ABSTRACT NO. 889

APPROXIMATE
SURVEY LINE

LEGACYPARVIN26, LLC.
CALLED 26.00 ACRES
DOC. NO. 2021-63248
D.R.D.C.T.

J. DURRETT SURVEY
ABSTRACT NO. 350

VINGRIDS CAPITAL, LLC.
CALLED 10.719 ACRES
DOC. NO. 2017-89464
D.R.D.C.T.

MATCH LINE

1398.96'

PASSING 60D FOUND

AT 1043.19'

1472.13'

APPROXIMATE
COUNTY LINE

60D FOUND

N 00°33'41" E

S 00°33'14" W

COUNTY ROAD NO. 6
(AKA COUNTY LINE ROAD) DENTON COUNTY
(LEGACY DRIVE)
(PERSCRIPTIVE R.O.W.)
COLLIN COUNTY

WASTE WATER LIFT STATION
EASEMENT
INST. NO. 20160712000890110
O.P.R.C.C.T.

PROSPER INDEPENDENT
SCHOOL DISTRICT
CALLED 38.572 ACRES
INST. NO. 20200817001344070
O.P.R.C.C.T.

ACCESS AND DRAINAGE
EASEMENT
INST. NO. 20160712000890120
O.P.R.C.C.T.

SANITARY SEWER EASEMENT
INST. NO. 20170419000495800
O.P.R.C.C.T.

TRACT 2
TOLL SOUTHWEST, LLC.
CALLED 37.554 ACRES
INST. NO. 2024000009613
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 147

5/8" CIRS
"TNP"

5/8" CIRS
"TNP"

MAGE PARTNERS, LLC
CALLED 5.85 ACRES
INST. NO. 20201207002190190
O.P.R.C.C.T.



1" = 100'
SCALE IN FEET

LEGEND

CIRS - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
P.T.L.S. - CAP STAMPED "PRESTON TRAIL LAND SURVEYING"
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
SF - SQUARE FEET
AC - ACRES
AKA - ALSO KNOWN AS
DOC. - DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS

NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABTRACTOR OR TITLE COMMITMENT, THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY.

THE SURVEY ABSTRACT LINES AND COUNTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.

LINE	BEARING	DISTANCE
L1	N 89°28'15" W	60.19'
L2	N 52°21'25" W	30.15'
L3	S 74°43'29" W	106.67'
L4	N 15°16'31" W	30.00'

EXHIBIT "B"

RIGHT-OF-WAY DEDICATION

92,336 SQUARE FEET OR 2.120 ACRES

A TRACT OF LAND SITUATED IN THE J. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND THE J. MCKIM SURVEY ABSTRACT NO. 889, DENTON COUNTY, TEXAS

A PORTION OF A CALLED 26.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO LEGACYPARVIN26, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-63248 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

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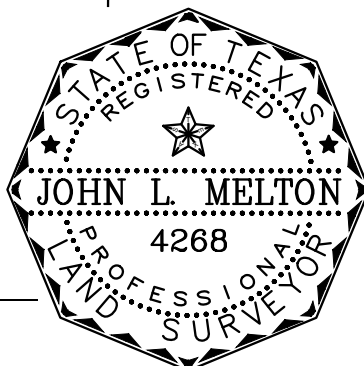
T.B.P.L.S. Firm No. 10194281

Project No. PPS 24186

P Page 241

John L. Melton, R.P.L.S. No. 4268

01/23/2025



**DRAINAGE EASEMENT
9,857 SQUARE FEET OR 0.226 ACRES**

Being a 9,857 square feet, or 0.226 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas, being more particularly described as follows:

COMMENCING at a 60D nail found in County Road Number 6 (also known as County Line Road and Legacy Drive) on the east line of a called 10.719 acre tract of land described by deed to Vingrids Capital, LLC, as recorded in Document Number 2017-89464 of the Deed Records of Denton County, Texas, same being the northwest corner of a called 5.85 acre tract of land described by deed to Mage Partners, LLC, as recorded in Instrument Number 20201207002190190 of the Official Public Records of Collin County, Texas, and being the southwest corner of a called 37.554 acre tract of land, called Tract 2, described by deed to Toll Southwest, LLC, as recorded in Instrument Number 2024000009613 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 33 minutes 14 seconds East, along said County Road Number 6, same being the west line of said Toll Southwest tract, and the east lines of said Vingrids Capital tract, and said LEGACYPARVIN26 tract, a distance of 472.24 feet to a 60D nail found in said County Road Number 6, for the northwest corner of said Toll Southwest tract, same being the southwest corner of a called 38.572 acre tract of land described by deed to Prosper Independent School District, as recorded in Instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas;

THENCE departing the west line of said Toll Southwest tract, same being the east line of said LEGACYPARVIN26 tract and said County Road Number 6, through the interior of said LEGACYPARVIN26 tract the following courses and distances:

South 40 degrees 37 minutes 32 seconds West, a distance of 93.43 feet to the POINT OF BEGINNING of the tract described herein;

South 00 degrees 33 minutes 41 seconds West, a distance of 219.04 feet;

North 89 degrees 26 minutes 19 seconds West, a distance of 45.00 feet;

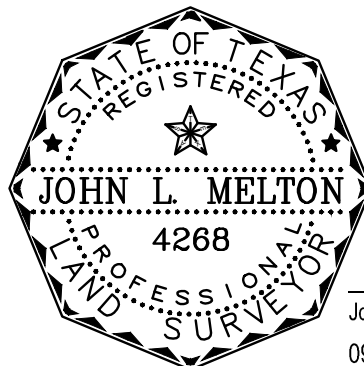
North 00 degrees 33 minutes 41 seconds East, a distance of 219.04 feet;

South 89 degrees 26 minutes 19 seconds East, a distance of 45.00 feet to the POINT OF BEGINNING containing 9,857 square feet, or 0.226 of an acre of land.



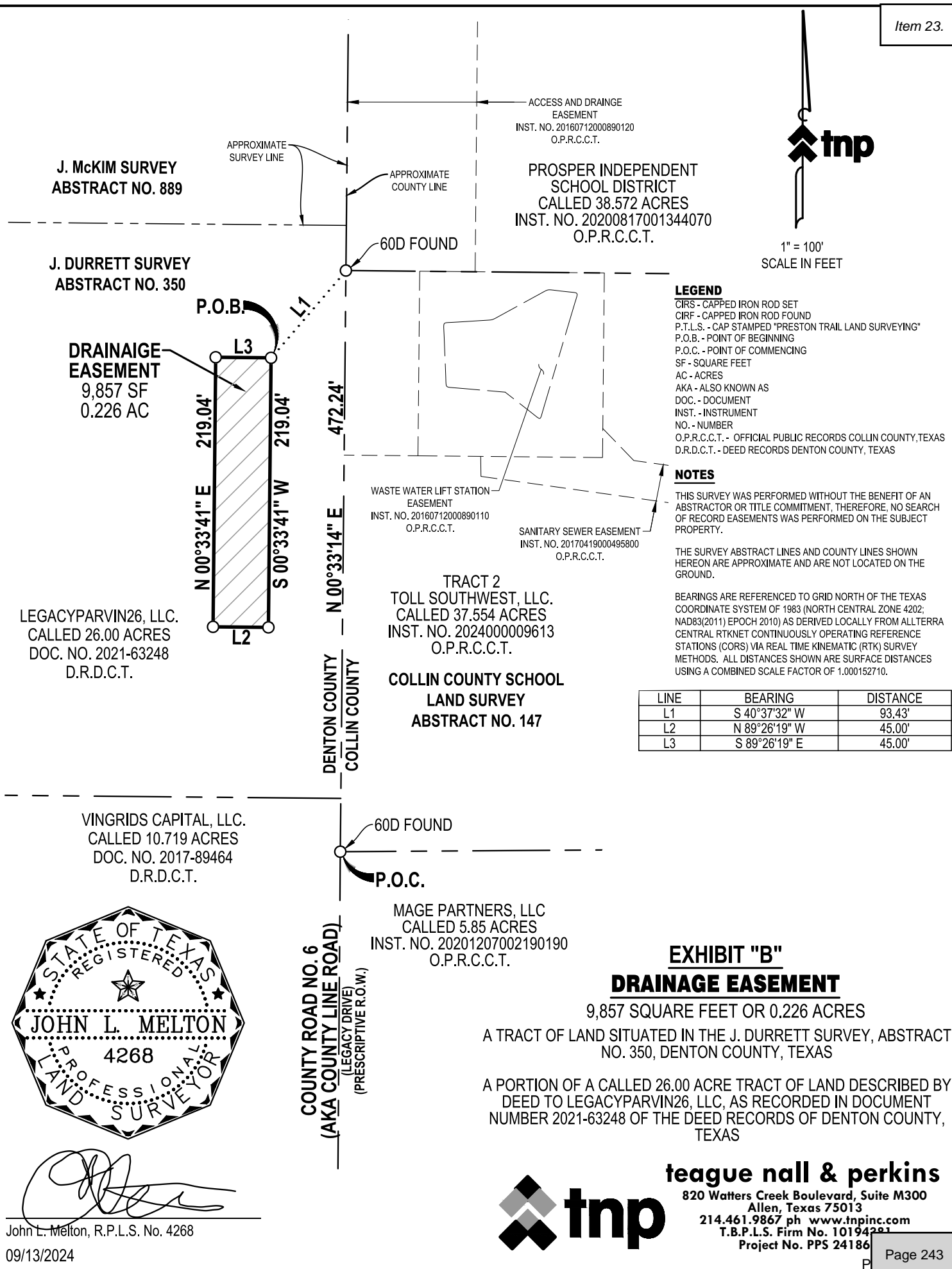
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Project No. PPS 24186



John L. Melton, R.P.L.S. No. 4268

09/13/2024



TEMPORARY CONSTRUCTION EASEMENT 29,484 SQUARE FEET OR 0.677 ACRES

Being a 29,484 square feet, or 0.677 of an acre of land situated in the J. Durrett Survey, Abstract No. 350, Denton County, Texas, and the J. McKim Survey, Abstract No. 889, Denton County, Texas, being a portion of a called 26.00 acre tract of land described by deed to LEGACYPARVIN26, LLC, as recorded in Document Number 2021-63248 of the Deed Records of Denton County, Texas, being more particularly described as follows:

COMMENCING at a 60D nail found in County Road Number 6 (also known as County Line Road and Legacy Drive) on the east line of a called 10.719 acre tract of land described by deed to Vingrids Capital, LLC, as recorded in Document Number 2017-89464 of the Deed Records of Denton County, Texas, same being the northwest corner of a called 5.85 acre tract of land described by deed to Mage Partners, LLC, as recorded in Instrument Number 20201207002190190 of the Official Public Records of Collin County, Texas, and being the southwest corner of a called 37.554 acre tract of land, called Tract 2, described by deed to Toll Southwest, LLC, as recorded in Instrument Number 2024000009613 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 33 minutes 14 seconds East, along said County Road Number 6, same being the west line of said Toll Southwest tract, and the east line of said Vingrids Capital tract, and said LEGACYPARVIN26 tract, a distance of 472.24 feet to a 60D nail found in said County Road Number 6, for the northwest corner of said Toll Southwest tract, same being the southwest corner of a called 38.572 acre tract of land described by deed to Prosper Independent School District, as recorded in Instrument Number 20200817001344070 of the Official Public Records of Collin County, Texas;

THENCE South 08 degrees 32 minutes 23 seconds West, departing the west line of said Toll Southwest tract, same being the east line of said LEGACYPARVIN26 tract and said County Road Number 6, through the interior of said LEGACYPARVIN26 tract, a distance of 433.17 feet to the POINT OF BEGINNING of the tract described herein, on the north line of said Vingrids tract, same being the south line of said LEGACYPARVIN26 tract;

THENCE North 89 degrees 28 minutes 15 seconds West, with the north line of said Vingrids tract, same being the south line of said LEGACYPARVIN26 tract, a distance of 16.60 feet;

THENCE departing the north line of said Vingrids tract, same being the south line of said LEGACYPARVIN26 tract, through the interior of said LEGACYPARVIN26 tract the following courses and distances:

North 04 degrees 11 minutes 06 seconds West, a distance of 128.89 feet;

North 89 degrees 26 minutes 19 seconds West, a distance of 27.74 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 55.39 feet;

North 52 degrees 21 minutes 06 seconds West, a distance of 60.84 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 91.33 feet;

North 64 degrees 10 minutes 36 seconds East, a distance of 54.18 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 31.55 feet;

South 89 degrees 26 minutes 19 seconds East, a distance of 31.57 feet;

North 00 degrees 43 minutes 02 seconds East, a distance of 179.60 feet;

North 04 degrees 39 minutes 15 seconds East, a distance of 111.33 feet;

North 00 degrees 33 minutes 41 seconds East, a distance of 752.18 feet;

South 52 degrees 21 minutes 25 seconds East, a distance of 18.80 feet from which a 5/8 iron rod found bears North 39 degrees 54 minutes 02 seconds East, a distance of 94.65 feet;

South 00 degrees 33 minutes 41 seconds West, a distance of 1,041.49 feet;

North 89 degrees 26 minutes 19 seconds West, a distance of 45.00 feet;

South 00 degrees 33 minutes 41 seconds West, a distance of 219.04 feet;

South 89 degrees 26 minutes 19 seconds East, a distance of 45.00 feet;

South 00 degrees 33 minutes 41 seconds West, a distance of 138.44 feet to the POINT OF BEGINNING containing 29,484 square feet, or 0.677 of an acre of land.



[Signature]

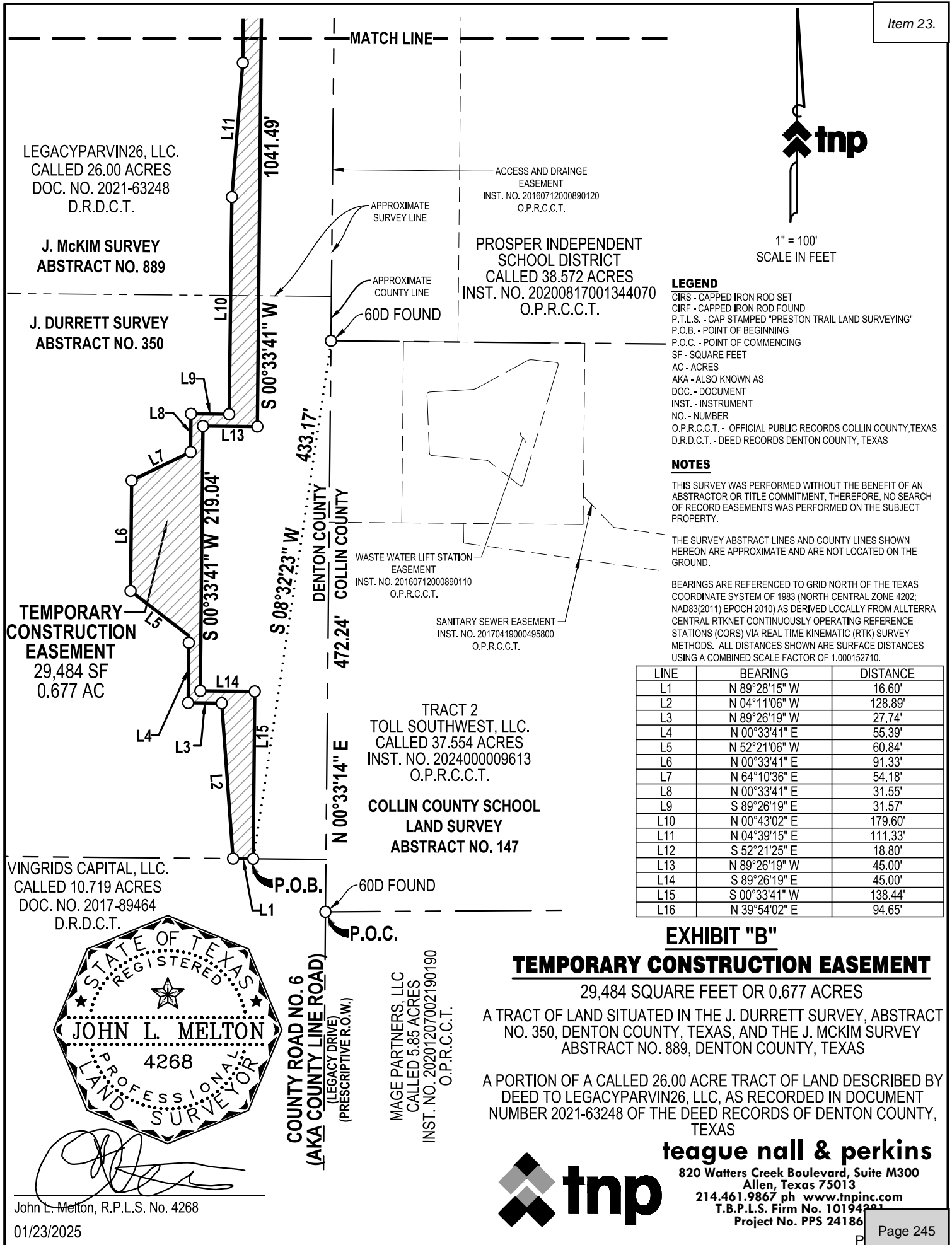
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Project No. PPS 24186



MERRITT CROSSING DEVELOPMENT, LLC.
CALLED 26.822 ACRES
DOC. NO. 2021-213963
D.R.D.C.T.

APPROXIMATE LOCATION
30' MATADOR PIPELINE EASEMENT
VOL. 1408, PG. 861
D.R.C.C.T.

GAS GAS

SURFACE EASEMENT AGREEMENT
50' x 25' VALVE SITE
INST. NO. 20131210001627970
O.P.R.C.C.T.



1" = 100'
SCALE IN FEET

**TEMPORARY
CONSTRUCTION
EASEMENT**
29,484 SF
0.677 AC

LEGACYPARVIN26, LLC.
CALLED 26.00 ACRES
DOC. NO. 2021-63248
D.R.D.C.T.

J. McKIM SURVEY
ABSTRACT NO. 889

COUNTY ROAD NO. 6
(AKA COUNTY LINE ROAD)
(LEGACY DRIVE)
(PRESCRIPTIVE R.O.W.)

PROSPER INDEPENDENT
SCHOOL DISTRICT
CALLED 38.572 ACRES
INST. NO. 20200817001344070
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 147

LEGEND

CIRS - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
P.T.L.S. - CAP STAMPED "PRESTON TRAIL LAND SURVEYING"
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
SF - SQUARE FEET
AC - ACRES
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D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS

NOTES

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LINE	BEARING	DISTANCE
L1	N 89°28'15" W	16.60'
L2	N 04°11'06" W	128.89'
L3	N 89°26'19" W	27.74'
L4	N 00°33'41" E	55.39'
L5	N 52°21'06" W	60.84'
L6	N 00°33'41" E	91.33'
L7	N 64°10'36" E	54.18'
L8	N 00°33'41" E	31.55'
L9	S 89°26'19" E	31.57'
L10	N 00°43'02" E	179.60'
L11	N 04°39'15" E	111.33'
L12	S 52°21'25" E	18.80'
L13	N 89°26'19" W	45.00'
L14	S 89°26'19" E	45.00'
L15	S 00°33'41" W	138.44'
L16	N 39°54'02" E	94.65'

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

29,484 SQUARE FEET OR 0.677 ACRES

A TRACT OF LAND SITUATED IN THE J. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND THE J. MCKIM SURVEY ABSTRACT NO. 889, DENTON COUNTY, TEXAS

A PORTION OF A CALLED 26.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO LEGACYPARVIN26, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-63248 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

MATCH LINE

ACCESS AND DRAINAGE
EASEMENT
INST. NO. 20160712000890120
O.P.R.C.C.T.



John L. Melton, R.P.L.S. No. 4268

01/23/2025



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Project No. PPS 24186



Legacy Drive Right-of-way and Easement Acquisition
Location Map



PARCEL	OWNER	ROW	Easements	TCE
3	LegacyParvin26, LLC	2.120	0.226	0.677