



Agenda
Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 12, 2026
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. Administer Oaths of Office and present Certificates of Election. (DFB)
2. America 250. (MC)
3. Proclamation recognizing National Police Week and Peace Officers' Memorial Day. (MLS)
4. Recognizing National Fallen Firefighters Day. (MLS)

CONSENT AGENDA:

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

- 5. Consider and act upon the minutes from the April 28, 2026, Town Council Work Session meeting. (MLS)
- 6. Consider and act upon the minutes from the April 28, 2026 Town Council Regular meeting. (MLS)
- 7. Receive the Quarterly Investment Report for the Second Quarter. (CL)
- 8. Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town’s Zoning Ordinance, regarding action taken by the Planning and 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:

- 9. Consider appointments to Mayor Pro-Tem and Deputy Mayor Pro-Tem. (MLS)
- 10. 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 551.071 - Consultation with the Town Attorney regarding pending or anticipated litigation.

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, May 6, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

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



MINUTES

Item 5.

Prosper Town Council Work Session
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 28, 2026

Town Council Call to Order/Roll Call.

Mayor Bristol called the meeting 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 Craig Andres *arrived 5:45 p.m.*
Councilmember Jeff Hodges
Councilmember Cameron Reeves

Council Members Absent:

Councilmember Marcus E. Ray

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Jessica Hille, Deputy Town Secretary
Chuck Ewings, Assistant Town Manager
Tony Luton, Human Resources Director
Hulon Webb, Engineering Director
Lindy Higginbotham, Senior Engineer
Adam Gerster, CIP Program Manager
David Hoover, Development Services Director
Carrie Jones, Public Works Director
Chris Landrum, Finance Director
Stuart Blasingame, Fire Chief
Shaw Eft, Assistant Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Leigh Johnson, IT Director
Muya Mwangi, IT Specialist I

Items for Individual Consideration:

1. Discussion regarding the Town's salary and compensation plan. (TL)

Mr. Luton presented an overview which included a history of Phase I implementation from last fiscal year, history of the pay plan adjustments, consultant recommendations for Phase II, and next steps. Mr. Luton noted more information would be brought to the Council as they continued through the budget process.

The Town Council discussed the study of plan as it relates to the Fire, Police, and non-sworn employees, certification pay, overall impact to the budget, and market comparisons.

2. Receive an update regarding the Coit Road Construction project. (HW/AG/LH)

Mr. Gerster presented an overview of the four stages within Phase 1 of the project (First Street to Prosper Trail). He noted the Town in stage 2 of the project with utilities almost complete. The next stage would be the paving with an anticipated completion at the end of May.

Ms. Higginbotham presented an overview of the details regarding Phase 2 of the project (Prosper Trail to Frontier), highlighting the pavement sections, medians, and timeline for anticipated completion at the end of 2027.

The Town Council discussed the project and emphasized staff providing updates as the project progressed.

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 deliberate the appointments to the Town Council Subcommittees.

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, Downtown Advisory Committee, Charter Review Committee, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding pending or anticipated litigation.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with Subchapter K of Chapter 552 of the Texas Government Code and provide direction to the Town Attorney, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with Supreme Court case of Lindke v. Freed and applicable Texas state law, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with code enforcement activities and substandard structures, law enforcement activities, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues relative to Article 4.11 of the Town's Code of Ordinances, and all matters incident and related thereto.

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

Reconvene into Work Session.

No Executive Session took place.

Adjourn.

The meeting was adjourned at 6:14 p.m.

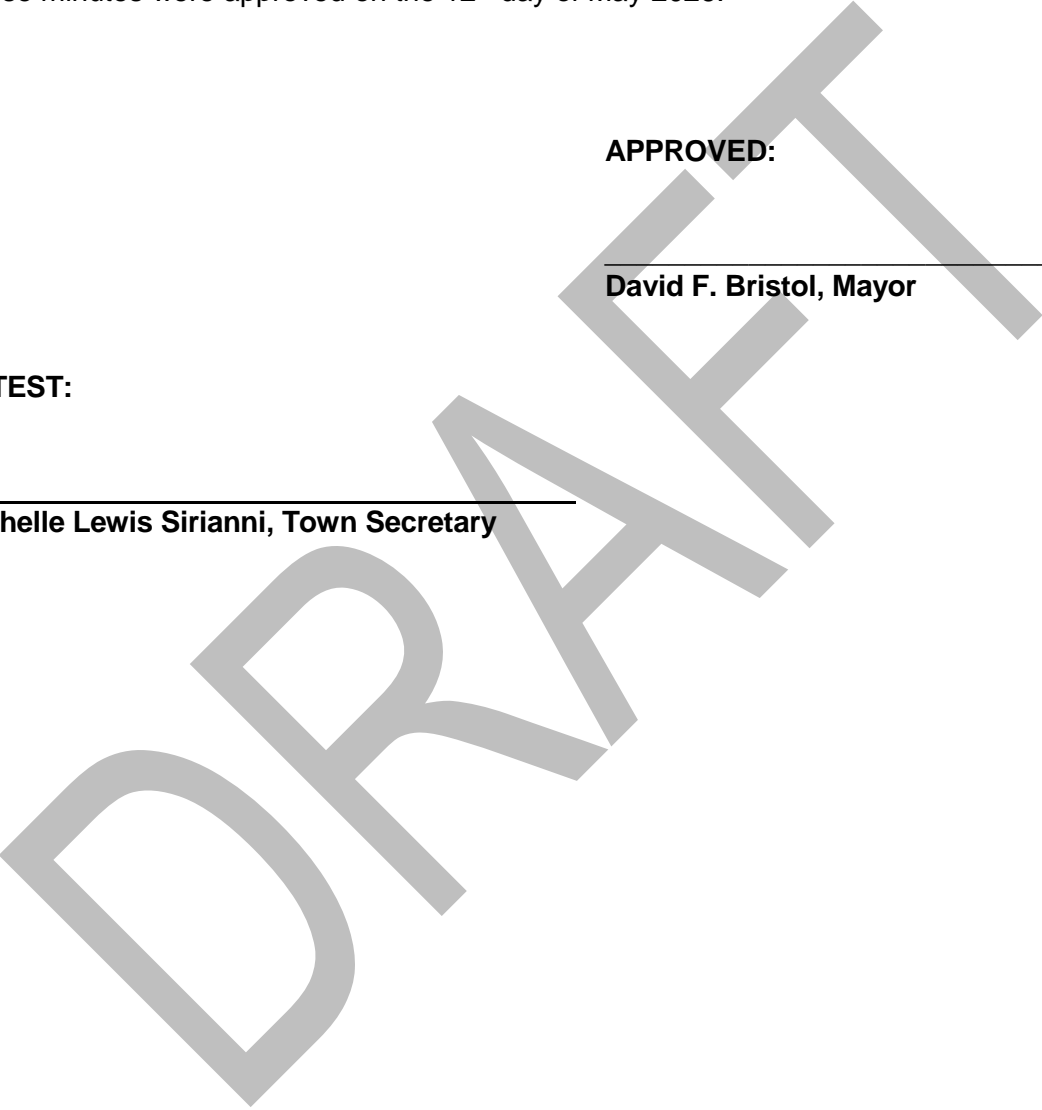
These minutes were approved on the 12th day of May 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary





MINUTES

Item 6.

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 28, 2026

Call to Order/ Roll Call.

The meeting was called to order at 6:25 p.m.

Council Members Present:

Mayor David F. Bristol
Mayor Pro-Tem Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
Councilmember Craig Andres
Councilmember Jeff Hodges
Councilmember Cameron Reeves

Council Members Absent:

Councilmember Marcus E. Ray

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Jessica Hille, Deputy Town Secretary
Chuck Ewings, Assistant Town Manager
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
David Hoover, Development Services Director
Carrie Jones, Public Works Director
Gary Landeck, Library Director
Stuart Blasingame, Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Scott Brewer, Assistant Police Chief
Muya Mwangi, IT Specialist I
Myrisa Petty, Communications Specialist

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

John Herring with First Baptist Prosper 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 in observing the National Day of Prayer on Thursday, May 7. A pre-event music and gathering will begin at 11:30 a.m. in the south parking lot of Prosper Town Hall followed by prayer and worship service from noon to 1:00 p.m.

Applications are now being accepted for the Mayor's Teen Government Academy. Discover local governance firsthand during this two-week summer program from June 8 to June 19, 2026. Space is limited and applicants must meet eligibility requirements. Learn more by visiting prospertx.gov/mtga.

Citizens may now register for Prosper Citizens Fire Academy. Classes run for 10 weeks on Thursday evenings from 6:30 to 9:00 p.m., beginning August 6 at Central Fire Station. Spots are limited and registration closes July 11, so be sure to secure your spot soon. To learn more and register, visit prospertx.gov/citizensfireacademy.

Prosper America 250, a 40-day celebration of America's 250th birthday, will kick off May 25 and continue through July 4. This community-wide series will highlight both America's history and Prosper's hometown spirit with a variety of events and activities taking place in Downtown Prosper and throughout town. Residents are invited to enjoy the festivities and take part in this milestone celebration. Explore the full schedule of events at prospertx.gov/america250.

Presentations.

1. America 250. (DFB)

Mayor Pro-Tem Bartley read a historical background on the "We the People." She noted this episode along with the previous episodes can be viewed on the Town's YouTube Channel.

2. Proclamation recognizing May 7, 2026, as the National Day of Prayer. (MLS)

Mayor Bristol read and presented a Proclamation to Pastor John Herring.

3. Proclamation recognizing Foster Friends. (MLS)

No Proclamation read. Recipients were not in attendance.

4. Presentation from the Salvation Army of North Texas regarding the 2025 Mayor's Red Kettle Challenge. (MLS)

Mr. Nohe and Major Fultz presented the Mayor with a plaque and certificate for winning the 2025 Mayor's Red Kettle Challenge.

5. Proclamation recognizing Walnut Grove High School Boys' Soccer Team. (MLS)

No Proclamation read. Recipients were not in attendance.

6. Proclamation recognizing April 19-25, 2026, as National Library Week. (GL)

Mayor read and presented a Proclamation to the Library Director.

7. Proclamation recognizing May 3-9, 2026, as Municipal Clerk's Week. (MLS)

Mayor Bristol read and presented a Proclamation to the Town and Deputy Town Secretary.

CONSENT AGENDA:

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8. **Consider and act upon the minutes from the April 7, 2026, Town Council Work Session meeting. (MLS)**
9. **Consider and act upon the minutes from the April 7, 2026, Town Council Regular meeting. (MLS)**
10. **Consider acceptance of the March monthly financial report for fiscal year 2026. (CL)**
11. **Consider and act upon authorizing the Town Manager to approve the purchase and installation of traffic network infrastructure related items for the Town's Traffic Signal Communications Program, from Consolidated Traffic Controls, Inc., utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program for \$472,441. (HW)**
12. **Consider and act upon approving the purchase of traffic intersection cameras in the amount of \$134,912 from SHI Government Solutions, Inc., and authorizing the Town Manager to execute documents for the same. (LJ)**
13. **Consider and act upon approving the purchase of one (1) Ford F-250 Crew Cab for the Parks Department from Rush Truck Centers utilizing the Buy Board Contract Number 724-23 in the amount of \$69,577 and authorizing the Town Manager to execute the same. (CJ)**
14. **Consider and act upon authorizing the Town Manager to execute a Contract for Services awarding RFP No. 2026-11-A to BrightView Landscape Services, Inc. for the ROW and Water Tower Locations Mowing and Landscape Maintenance Services totaling \$20,884.14 for year one with four optional renewals with a total amount not to exceed \$104,421. (CJ)**
15. **Consider and act upon Resolution 2026-21 authorizing the Town Manager, and/or his/her designee, to apply for the FY 2027 Motor Vehicle Crime Prevention Authority Auto Theft Task Force Grant. (KM)**
16. **Consider and act upon Resolution 2026-22 authorizing the Town Manager, and/or his/her designee, to apply for the FY 2027 Motor Vehicle Crime Prevention Authority Catalytic Converter Theft Prevention Grant. (KM)**
17. **Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116) (DH)**
18. **Consider and act upon Ordinance 2026-23 to rezone J. Morton Survey, Abstract No. 793, being all of Lot 5, Block A, Middle School #9 Addition, on 18.9± acres from Agricultural to a Planned Development for an Indoor Sports Facility and Medical Offices, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007) (DH)**

19. **Consider and act upon authorizing the Town Manager to execute a Development Agreement between Prosper Denton Commercial LP and the Town of Prosper relative to Denton Way Office Park. (DEVAGRE-26-0003) (DH)**
20. **Consider and act upon Ordinance 2026-24 adopting the Unified Development Code. (DH)**
21. **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 and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)**

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 8 through 21. Councilmember Kern seconded the item. Motion carried with a 6-0 vote.

Mayor Pro-Tem Bartley expressed her appreciation to the members of staff and the Planning and Zoning Commission for their work on agenda item 20.

CITIZEN COMMENTS

Abubakarr Conteh, 5731 Colchester Drive urged the Town Council to adopt proactive transparency measures and to strengthen its governance practices.

Items for Individual Consideration:

22. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008) (DH)**

Mr. Hoover presented the item noting the location of the proposed project, the conditional standards for the amenities, Site Plan layout, and the SUP criteria. Staff recommends approval. The Planning and Zoning Commission recommended denial based on the extended stay portion. They were in favor of the hotel.

Wes Hoblit and Whitney Knight representing Hilton provided an overview of the project which included surrounding businesses, landscaping, operational details, targeted clientele, and types of rooms and amenities.

Mayor Bristol opened the public hearing.

Wilson Parmar stated his support for the development.

Anil Ramrmar, architect, stated he his available for any questions.

Mayor Bristol closed the public hearing.

The Town Council discussed the criteria associated with the SUP, concerns of the placement of the facility, adding an additional hotel, and density within the located corridor. Mayor Bristol suggested due to information that was not presented to the P&Z

Commission, that the Council consider remanding back to them to view what was presented by the applicant.

Councilmember Andres made a motion to remand the request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive back to the Planning and Zoning Commission for review of the same or similar information received. Councilmember Hodges seconded the motion. Motion carried with a 4-2 vote. Mayor Pro-Tem Bartley and Deputy Mayor Pro-Tem Kern voting in opposition.

23. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009) (DH)

Mr. Hoover presented the proposed project noting the location and the surrounding zoning. The applicant has proposed to remodel the existing house, matching surrounding and existing architecture and it will include four main rooms on the inside. Landscaping, parking, and open space requirements have all been met.

Mayor Pro-Tem Bartley asked since the request is a Planned Development (PD) and there is only one allowable use, what would happen if the business type changed. Mr. Hoover responded that the PD would have to be amended.

Mayor Bristol opened the public hearing.

Mr. Patel, applicant, spoke to the use, functionality, operational procedures, and how members will access the facility.

Mayor Bristol closed the public hearing.

Councilmember Hodges and Reeves asked about the security of the facility and dealing with a medical emergency if one would occur. The applicant noted the facility would be heavily secured with cameras and he will find a way to address medical emergencies if they should arise.

Councilmember Hodges made a motion to approve a request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

24. Receive an update regarding the Coit Road Construction project. (HW/AG/LH)

Update was provided in the work session.

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

Legislative Subcommittee: Councilmember Andres noted they discussed interim charges.

Mayor Bristol noted he, members of staff along with the Mayor and City Manager of Celina met with three local and state representatives regarding TxDOT funding.

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

No comments were made.

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:

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Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.074 - To deliberate the appointments to the Town Council Subcommittees.

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, Downtown Advisory Committee, Charter Review Committee, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with Subchapter K of Chapter 552 of the Texas Government Code and provide direction to the Town Attorney, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with Supreme Court case of Lindke v. Freed and applicable Texas state law, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding pending or anticipated litigation.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with code enforcement activities and substandard structures, law enforcement activities, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues relative to Article 4.11 of the Town's Code of Ordinances, 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 7:50 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 10:12 p.m.

Councilmember Hodges made a motion to direct the Town Attorney that any town information and documentation requests from a Council Member in his or her official capacity pursuant to Texas Government Code Section 552.403 that includes town information and documentation that is confidential under law, such information and documentation shall not be released without a non-disclosure agreement regarding same. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

Councilmember Hodges made a motion to appoint the Town Council Subcommittees as follows:

Technology/VERF Subcommittee: Craig Andres and Chris Kern.

Finance Subcommittee: Chris Kern, Marcus Ray, and Mayor Bristol.

CEC: Marcus Ray and Amy Bartley.

Legislative Affairs: Mayor Bristol, Craig Andres, and Cameron Reeves.

Capital Improvement Subcommittee: Mayor Bristol, Amy Bartley, and Cameron Reeves.

Downtown Advisory Committee: Chris Kern, Marcus Ray, and Cameron Reeves.

The EDC Bylaws Subcommittee was dissolved.

Charter Review Committee: Jeff Hodges, Chair, Curry Vogelsang, Nate Pike, Todd Weber, Robert Rodriguez, Brad Ross, Glen Blanscet, Capri Brixey, and Mark Moessner.

Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

Adjourn.

The meeting was adjourned at 10:16 p.m.

These minutes were approved on the 12th day of May 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: Quarterly Investment Report for the Second Quarter

Town Council Meeting – May 12, 2026

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Receive the Quarterly Investment Report for the Second Quarter.

Description of Agenda Item:

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

Budget Impact:

There is no budget impact affiliated with this item.

Legal Obligations and Review:

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

Attached Documents:

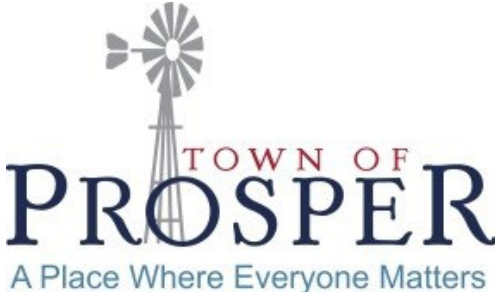
1. Quarterly Investment Report – Q2 FY2026

Town Staff Recommendation:

Town Staff recommends the Town Council receive the Quarterly Investment Report for the Second Quarter, as submitted.

Proposed Motion:

I move to receive the Quarterly Investment Report for the Second Quarter, as submitted.



INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

March 31, 2026

**Prepared by
Prosper Finance Department**

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

Robert B. Scott

Bob Scott, Deputy Town Manager

Chris Landrum

Chris Landrum, Finance Director

Ryan Patterson

Ryan Patterson, Assistant Finance Director

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2025			March 31, 2026		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
MMA/NOW	3.86%	\$ 27,661,948	\$ 27,661,948	3.77%	\$ 31,370,729	\$ 31,370,729
MMF/Pools	3.88%	111,882,943	111,882,943	3.71%	82,787,798	82,787,798
Securities	3.89%	50,067,542	50,118,597	3.86%	58,067,542	57,831,457
Certificates of Deposit	-	-	-	-	-	-
Total	3.88%	\$ 189,612,433	\$ 189,663,487	3.77%	\$ 172,226,069	\$ 171,989,984

Average Yield - Current Quarter (1)	
Total Portfolio	3.77%
Rolling Three Month Treasury	3.69%
Rolling Six Month Treasury	3.64%
TexPool	3.69%

Fiscal Year-to-Date Average Yield (2)	
Total Portfolio	3.83%
Rolling Three Month Treasury	3.78%
Rolling Six Month Treasury	3.69%
TexPool	3.84%

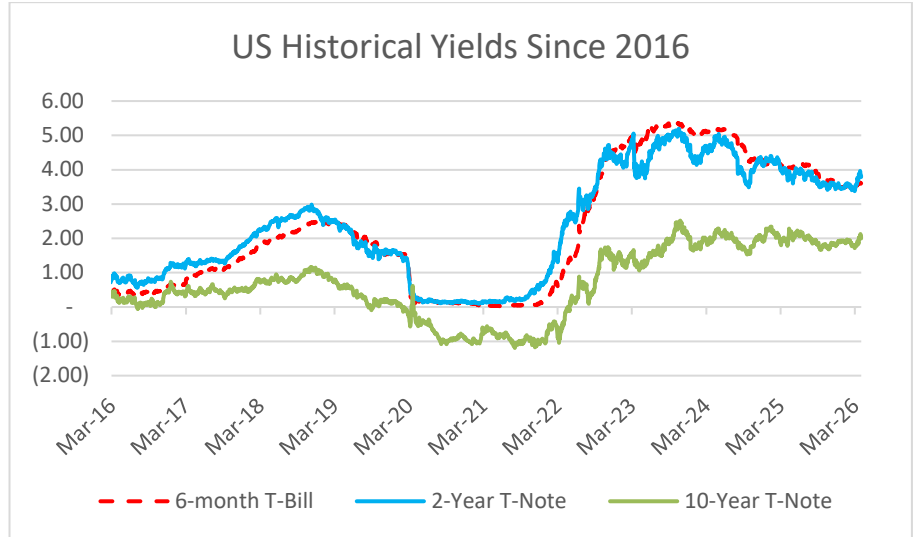
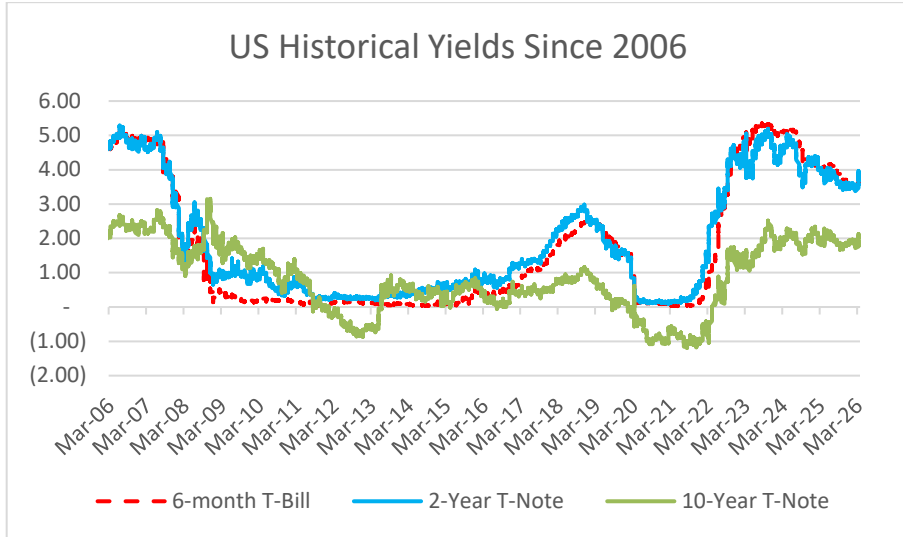
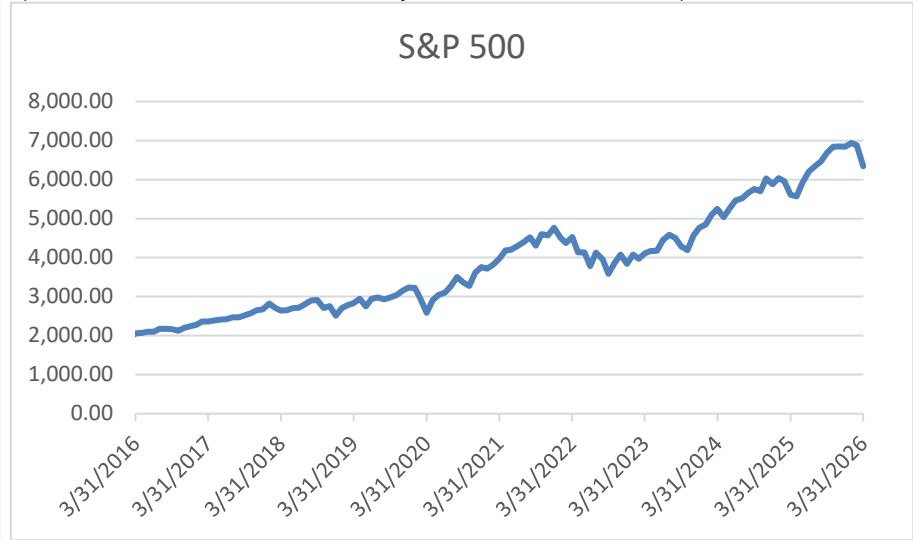
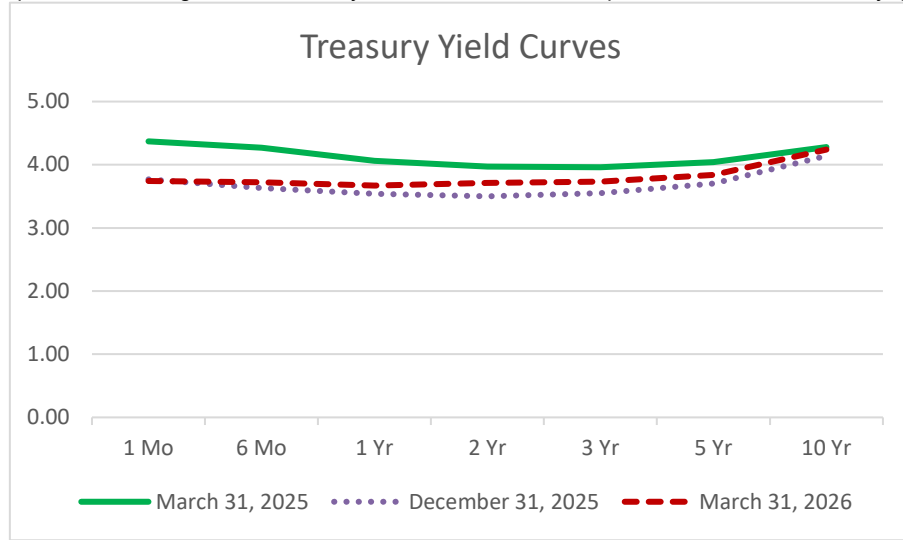
Interest Earnings (Approximate)

Quarter	\$ 1,256,537
Fiscal Year-to-date	\$ 3,356,714

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

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

During the first quarter of 2026, the Federal Open Market Committee (FOMC) maintained the federal funds target range at 3.50%–3.75%, continuing its pause as policymakers assessed mixed economic data. Effective Fed Funds traded around 3.64%, generally near the midpoint. Inflation remained above the Fed’s 2% objective, with Core PCE increasing to approximately 3.2% year-over-year in March and headline PCE rising to 3.5%, driven in part by higher energy prices. Core CPI was approximately 2.6% year-over-year, while headline CPI increased to 3.3%, reflecting a sharp increase in gasoline and broader energy costs. Labor-market conditions were mixed, with March non-farm payrolls increasing by 178,000 following weaker results earlier in the quarter, bringing the first-quarter average to roughly 71,000 jobs per month. The unemployment rate was 4.3% at quarter-end. Economic activity improved from the prior quarter, with real GDP increasing at a 2.0% annualized rate in Q1 2026, supported by investment, exports, consumer spending, and government spending. Oil prices moved sharply higher during the quarter, averaging \$72 per barrel, due to escalating Middle East tensions and concerns over supply disruptions, adding renewed inflation risk. The Treasury yield curve was no longer inverted on a 2-year/10-year basis at quarter-end, though market volatility and recession concerns persisted. Global uncertainty, geopolitical risks, and trade-related volatility remained elevated as the quarter concluded.



Investment Holdings
March 31, 2026

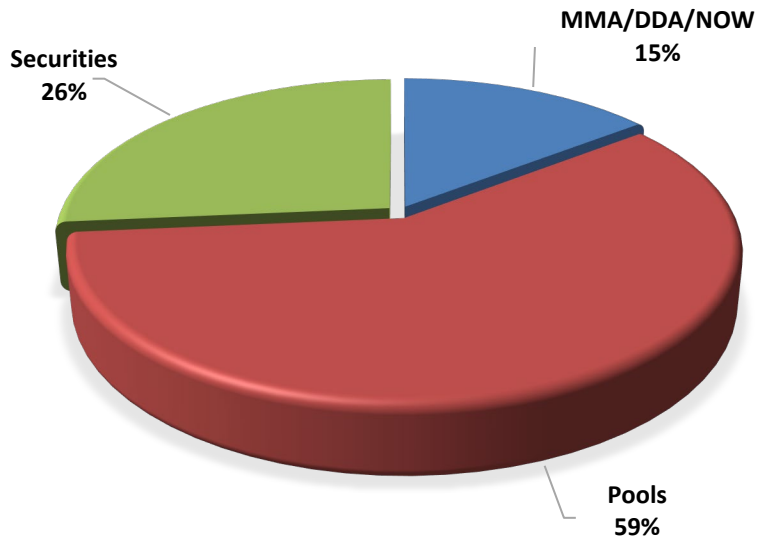
Item 7.

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Independent DDA		3.75%	04/01/26	03/31/26	7,214,030	7,214,030	100.00	7,214,030	1	3.75%
Independent DDA #2		3.75%	04/01/26	03/31/26	15,916,765	15,916,765	100.00	15,916,765	1	3.75%
Independent DDA #3		3.75%	04/01/26	03/31/26	2,250,264	2,250,264	100.00	2,250,264	1	3.75%
NexBank MMA		3.86%	04/01/26	03/31/26	5,989,670	5,989,670	100.00	5,989,670	1	3.86%
TexSTAR		3.65%	04/01/26	03/31/26	28,776,217	28,776,217	100.00	28,776,217	1	3.65%
TexPool		3.74%	04/01/26	03/31/26	54,011,581	54,011,581	100.00	54,011,581	1	3.74%
FAMC	None	3.65%	01/05/29	01/05/26	8,000,000	8,000,000	99.28	7,942,400	1,011	3.65%
FFCB	S&P-AA+	3.62%	12/22/28	12/30/25	5,000,000	4,996,250	99.12	4,956,000	997	3.65%
FFCB	None	3.80%	12/18/28	12/18/25	5,000,000	5,000,000	99.42	4,971,000	993	3.80%
FFCB	S&P-AA+	3.87%	11/24/28	12/12/25	10,000,000	10,001,000	99.65	9,965,000	969	3.87%
FFCB	S&P-AA+	4.22%	05/23/28	06/30/25	5,000,000	5,000,000	100.27	5,013,500	784	4.22%
FHLB	S&P-AA+	3.88%	06/04/27	06/30/25	5,000,000	5,009,130	100.09	5,004,500	430	3.75%
FHLMC	S&P-AA+	3.85%	12/11/28	12/12/25	10,325,000	10,321,386	99.41	10,264,083	986	3.86%
FHLMC	S&P-AA+	3.88%	11/24/28	12/12/25	5,000,000	5,000,250	99.49	4,974,500	969	3.87%
FNMA	S&P-AA+	4.20%	07/10/28	06/30/25	4,740,000	4,739,526	100.01	4,740,474	832	4.20%
Total Portfolio					\$ 172,223,527	\$ 172,226,069		\$ 171,989,984	307	3.77%
									(1)	(2)

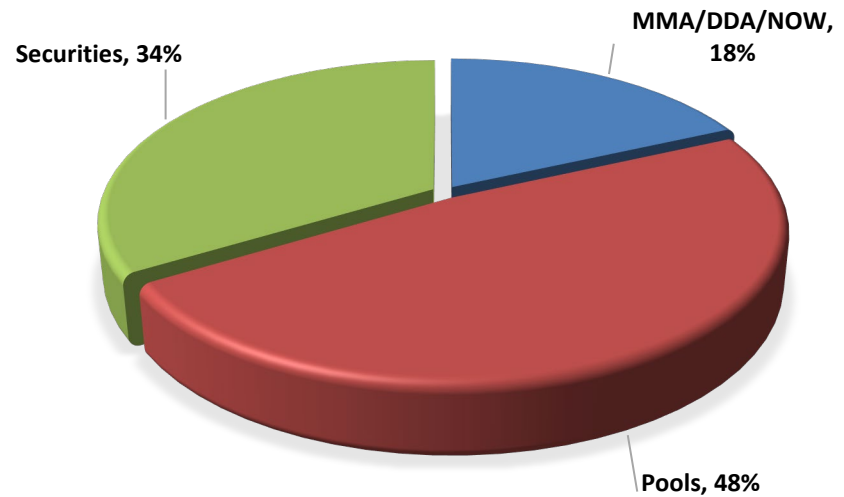
(1) **Weighted average life** - For purposes of calculating weighted average life, overnight bank and pool balances are assumed to have a one-day maturity.

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

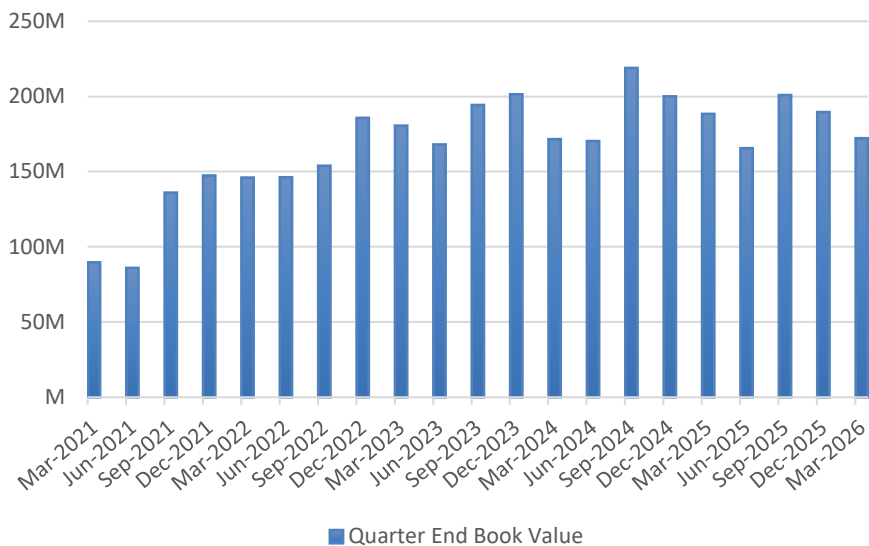
COMPOSITION - PRIOR QUARTER



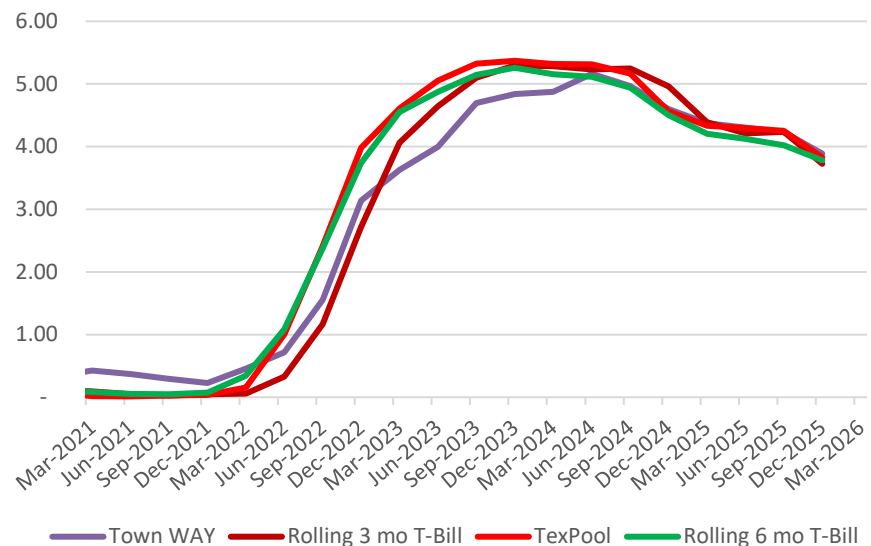
COMPOSITION - CURRENT QUARTER



Total Portfolio



Portfolio Performance



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 12/31/25	Increases	Decreases	Book Value 3/31/26	Market Value 12/31/25	Change in Market Value	Market Value 3/31/26
Independent DDA	3.75%	04/01/26	\$ 3,252,290	\$ 3,961,740	\$ -	\$ 7,214,030	\$ 3,252,290	\$ 3,961,740	\$ 7,214,030
Independent DDA #2	3.75%	04/01/26	15,875,389	41,377	-	15,916,766	15,875,389	41,377	15,916,765
Independent DDA #3	3.75%	04/01/26	2,600,700	-	(350,436)	2,250,264	2,600,700	(350,436)	2,250,264
NexBank MMA	3.86%	04/01/26	5,933,569	56,101	-	5,989,670	5,933,569	56,101	5,989,670
TexSTAR	3.65%	04/01/26	70,749,398	-	(41,973,181)	28,776,217	70,749,398	(41,973,182)	28,776,217
TexPool	3.74%	04/01/26	41,133,545	12,878,036	-	54,011,581	41,133,545	12,878,037	54,011,581
FAMC	3.65%	01/05/29	-	8,000,000.00	-	8,000,000	-	7,942,400	7,942,400
FFCB	3.65%	12/22/28	4,996,250	-	-	4,996,250	4,991,500	(35,500)	4,956,000
FFCB	3.80%	12/18/28	5,000,000	-	-	5,000,000	4,995,500	(24,500)	4,971,000
FFCB	3.87%	11/24/28	10,001,000	-	-	10,001,000	10,005,000	(40,000)	9,965,000
FFCB	4.22%	05/23/28	5,000,000	-	-	5,000,000	5,024,000	(10,500)	5,013,500
FHLB	3.75%	06/04/27	5,009,130	-	-	5,009,130	5,026,500	(22,000)	5,004,500
FHLMC	3.86%	12/11/28	10,321,386	-	-	10,321,386.25	10,321,903	(57,820)	10,264,083
FHLMC	3.87%	11/24/28	5,000,250	-	-	5,000,250.00	4,999,500	(25,000)	4,974,500
FNMA	4.20%	07/10/28	4,739,526	-	-	4,739,526.00	4,754,694	(14,220)	4,740,474
TOTAL / AVERAGE	3.77%		\$189,612,432	\$24,937,254	\$ (42,323,618)	\$ 172,226,069	\$ 189,663,487	\$ (17,673,504)	\$ 171,989,983

Allocation

March 31, 2026

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.75%		\$ 7,214,030	\$ 7,214,030	\$ -
Independent DDA #2	3.75%		15,916,765	15,916,765	-
Independent DDA #3	3.75%		2,250,264	2,250,264	-
NexBank MMA	3.86%		5,989,670	5,989,670	-
TexSTAR	3.65%		28,776,217	28,776,217	-
TexPool	3.74%		54,011,581	49,168,106	4,843,475
FAMC	3.65%	01/05/29	8,000,000	8,000,000	-
FFCB	3.65%	12/22/28	4,996,250	4,996,250	-
FFCB	3.80%	12/18/28	5,000,000	5,000,000	-
FFCB	3.87%	11/24/28	10,001,000	10,001,000	-
FFCB	4.22%	05/23/28	5,000,000	5,000,000	-
FHLB	3.75%	06/04/27	5,009,130	5,009,130	-
FHLMC	3.86%	12/11/28	10,321,386	10,321,386	-
FHLMC	3.87%	11/24/28	5,000,250	5,000,250	-
FNMA	4.20%	07/10/28	4,739,526	4,739,526	-
Totals			\$ 172,226,069	\$ 167,382,593	\$ 4,843,475

Allocation

December 31, 2025

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.78%		\$ 3,252,290	\$ 3,252,290	\$ -
Independent DDA #2	3.86%		15,875,389	15,875,389	-
Independent DDA #3	3.86%		2,600,700	2,600,700	-
NexBank MMA	3.90%		5,933,569	5,933,569	-
TexSTAR	3.83%		70,749,398	70,749,398	-
TexPool	3.98%		41,133,545	36,099,223	5,038,322
FFCB	3.62%	12/22/2028	4,996,250	4,996,250	-
FFCB	3.80%	12/18/2028	5,000,000	5,000,000	-
FFCB	3.87%	11/24/2028	10,001,000	10,001,000	-
FFCB	4.22%	05/23/2028	5,000,000	5,000,000	-
FHLB	3.88%	06/04/2027	5,009,130	5,009,130	-
FHLM	3.85%	12/11/2028	10,321,386	10,321,386	-
FHLM	3.88%	11/24/2028	5,000,250	5,000,250	-
FNMA	4.20%	07/10/2028	7,739,526	7,739,526	-
Totals			\$ 189,612,433	\$ 184,574,111	\$ 5,038,322



PLANNING

To: Mayor and Town Council

From: David A. Hoover, AICP, Director of Development Services

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

Re: Notice of Appeals

Town Council Meeting – May 12, 2026

Strategic Visioning Priority: Ensure the Town's 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 and Zoning Commission on Preliminary Site Plans and Site Plans.

Description of Agenda Item:

Attached are the Site Plans that were acted on by the Planning and Zoning Commission on April 21, 2026.

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 and Zoning Commission.

Budget Impact:

There is no budgetary impact affiliated with this item.

Attached Documents:

1. DEVAPP-25-0097 – Public Works and Parks Facility Addition, Block A, Lot 1 (Approved 6-0)
2. DEVAPP-25-0145 – Creekside, Block A, Lot 58X (Approved 6-0)
3. DEVAPP-26-0010 – MSW Prosper 380 Addition, Block A, Lot 2 (Approved 6-0)
4. PowerPoint Slides

Town Staff Recommendation:

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

Proposed Motion:

N/A

TOWN GENERAL NOTES - DEV APP SITE PLAN

- A. TO COMPLY WITH ALL TOWN STANDARDS AND REGULATIONS
- B. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- C. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- D. 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.
- E. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- F. 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.
- F. 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.
- G. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TRACT, OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND

SITE PLAN GENERAL NOTES:

- A. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND AREA OF WORK PRIOR TO BEGINNING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING, PROTECTING AND SAFE KEEPING OF EXISTING WORK INCLUDING UNDERGROUND UTILITIES AS WELL AS ALL ITEMS DENOTED ON THE PLANS AS "EXISTING;" REF: AD100
- C. ALL AREAS AND SURFACES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE PATCHED, FINISHED, OR REPLACED TO MATCH ADJACENT SURFACES. ANY EXISTING UTILITIES OR EQUIPMENT DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE.
- D. THE SITE WORK MAY INCLUDE REMOVAL OF ALL NON-STRUCTURAL ITEMS NOT SPECIFICALLY MENTIONED BUT THAT WILL INTERFERE WITH THE NEW CONSTRUCTION INCLUDING UNDERGROUND ITEMS, PAVING OR BASE MATERIAL, TREE ROOTS / STUMPS, ETC.
- E. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING % FOR 5 FEET IN EACH DIRECTION
- F. ALL WALKS SHALL BE SLOPED 5% MAXIMUM IN THE DIRECTION OF TRAVEL AND 2% ON CROSS SLOPES. NO STEP GREATER THAN 1/4" ALONG THE ACCESSIBLE ROUTE.
- G. GC TO COORDINATE ALL CONTROL JOINTS/PAVING AT DOOR STOOPS
- H. REFER TO CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED WORK
- I. COORDINATE ALL PAVING, CURBS, GRADES, DIMENSIONS, ETC. WITH CIVIL DRAWINGS.
- J. WHERE CONCRETE ABUTS STRUCTURES, FOOTINGS, FOUNDATIONS, ETC., PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT (TYP.)



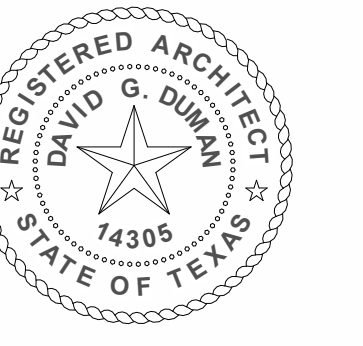
VICINITY MAP

PROJECT LOCATION

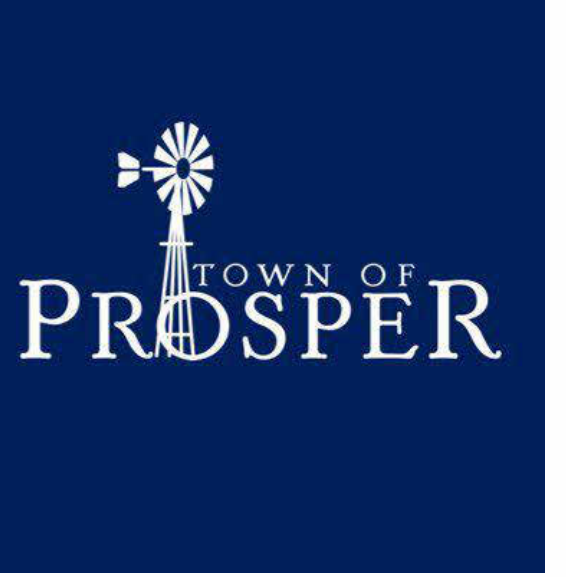


SITE MAP

PROJECT LOCATION



D. Duman David Duman
2026.02.09 09:31:04-06/00



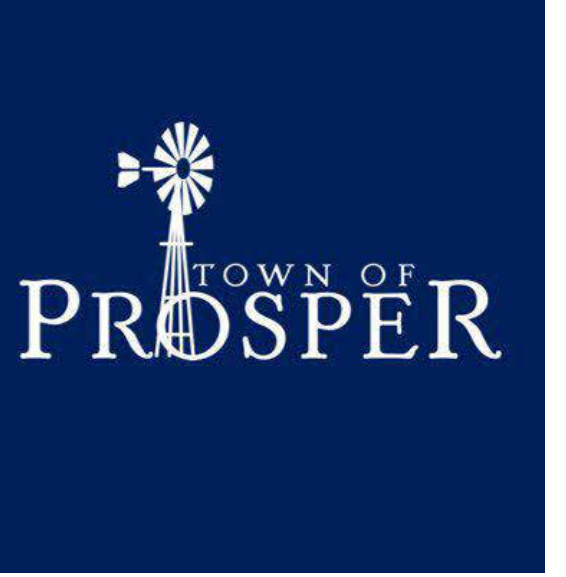
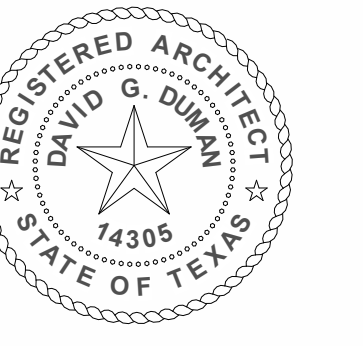
PUBLIC WORKS AND PARKS
FACILITY ADDITION, BLOCK A,
LOT 1
ISSUE FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: DEVAPP-25-0097
 FILE: Autodesk Docs (240119 Prosper Public Works & Infrastructure) TDR_PWA_PWA - 25097 - Building_A01_permit.mxd
 DATE: January 5th 2026
 DRAWN BY: Author
 SCALE: AS NOTED

SHEET TITLE:
DEV APP COVER SHEET



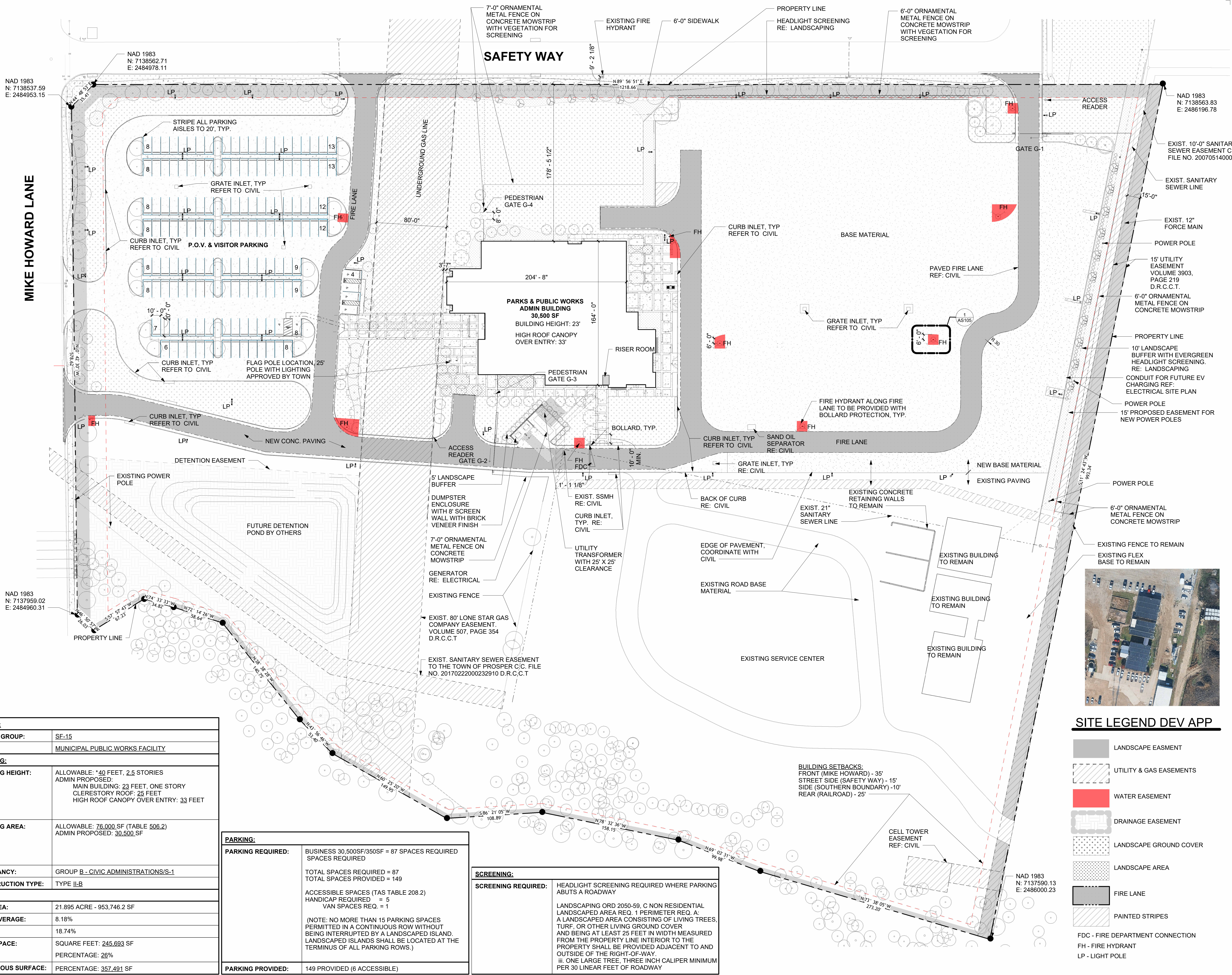
**PUBLIC WORKS AND PARKS
OPERATIONS COMPLEX**

ISSUE FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 24019
FILE: Autodesk Docs\24019 Prosper Public Works & Parks\AS100B_ISSUE_FOR_CONSTRUCTION_Bldg_Arch.dwg
DATE: January 5th 2026
DRAWN BY: Author
SCALE: AS NOTED



ZONING:

ZONING GROUP:	SF-15
USE:	MUNICIPAL PUBLIC WORKS FACILITY
BUILDING:	
BUILDING HEIGHT:	ALLOWABLE: *40 FEET, 2.5 STORIES ADMIN PROPOSED: MAIN BUILDING: 23 FEET, ONE STORY CLERESTORY ROOF: 25 FEET HIGH ROOF CANOPY OVER ENTRY: 33 FEET
BUILDING AREA:	ALLOWABLE: 76,000 SF (TABLE 506.2) ADMIN PROPOSED: 30,500 SF
OCCUPANCY:	GROUP B - CIVIC ADMINISTRATIONS/S-1
CONSTRUCTION TYPE:	TYPE II-B
LOT:	
LOT AREA:	21.895 ACRE - 953,746.2 SF
LOT COVERAGE:	8.18%
FAR:	18.74%
OPEN SPACE:	SQUARE FEET: 245,693 SF PERCENTAGE: 26%
IMPERVIOUS SURFACE:	PERCENTAGE: 357,491 SF

PARKING:

PARKING REQUIRED:	BUSINESS 30,500SF/350SF = 87 SPACES REQUIRED SPACES REQUIRED
	TOTAL SPACES REQUIRED = 87 TOTAL SPACES PROVIDED = 149
	ACCESSIBLE SPACES (TAS TABLE 208.2) HANDICAP REQUIRED = 5 VAN SPACES REQ. = 1
	(NOTE: NO MORE THAN 15 PARKING SPACES PERMITTED IN A CONTINUOUS ROW WITHOUT BEING INTERRUPTED BY A LANDSCAPED ISLAND. LANDSCAPED ISLANDS SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS.)
PARKING PROVIDED:	149 PROVIDED (6 ACCESSIBLE)

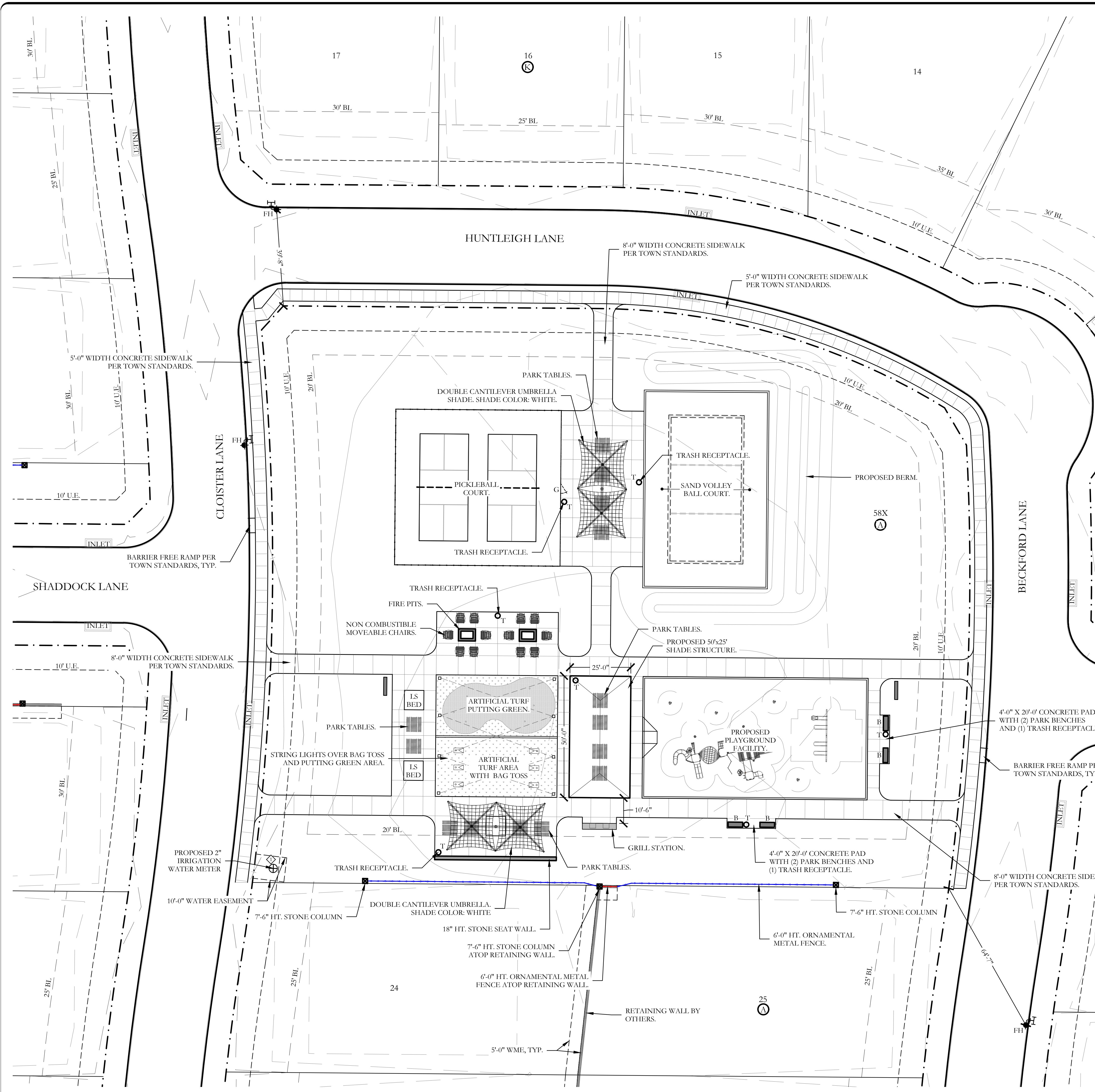
SCREENING:

SCREENING REQUIRED:	HEADLIGHT SCREENING REQUIRED WHERE PARKING ABUTS A ROADWAY
	LANDSCAPING ORD 2050-59, C NON RESIDENTIAL LANDSCAPED AREA REQ. 1 PERIMETER REQ. A: A LANDSCAPED AREA CONSISTING OF LIVING TREES, TURF, OR OTHER LIVING GROUND COVER AND BEING AT LEAST 25 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE INTERIOR TO THE PROPERTY SHALL BE PROVIDED ADJACENT TO AND OUTSIDE OF THE RIGHT-OF-WAY.
	iii. ONE LARGE TREE, THREE INCH CALIPER MINIMUM PER 30 LINEAR FEET OF ROADWAY

SITE LEGEND DEV APP

[Symbol]	LANDSCAPE EASMENT
[Symbol]	UTILITY & GAS EASEMENTS
[Symbol]	WATER EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	LANDSCAPE GROUND COVER
[Symbol]	LANDSCAPE AREA
[Symbol]	FIRE LANE
[Symbol]	PAINTED STRIPES
[Symbol]	FDC - FIRE DEPARTMENT CONNECTION
[Symbol]	FH - FIRE HYDRANT
[Symbol]	LP - LIGHT POLE

1 DEV APPLICATION SITE PLAN
AS100B SCALE: 1" = 40'-0"



LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE	---	RIGHT-OF-WAY
---	EXISTING SANITARY SEWER	---	CHAIN LINK FENCE AROUND PICKLE BALL COURT. REFER TO PLAN FOR FIT.
FH	EXISTING FIRE HYDRANT	---	4'-0" WIDTH CHAIN LINK METAL GATE, TYP.
---	EXISTING WATER	---	FIRE PIT
---	EXISTING STORM	B	PARK BENCH
INLET	EXISTING CURB INLET	TB	PARK TABLE
---	EXISTING RETAINING WALL	C	MOVABLE CHAIR
⊕	PROPOSED 2" IRRIGATION WATER METER	TO	TRASH RECEPTACLE
		---	6'-0" HT. ORNAMENTAL METAL FENCE
		---	7'-6" HT. STONE COLUMN

SITE PLAN 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.
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- 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 *

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOML	METER IRR	SAN. SERVICE SIZE
⊕	2"	2"	X	X	N/A

SITE DATA SUMMARY TABLE

ZONING	PD-129	
PROPOSED USE	OUTDOOR RECREATION AREA	
LOT AREA	65,721 SF 1,509 AC.	
BUILDING AREA	1,250.00 SF	
BUILDING HEIGHT	16'-1" (1 STORY)	
LOT COVERAGE	1.55%	
FLOOR AREA RATIO	1,250 / 64,625.62 = 0.0193	
	REQUIRED	PROVIDED
S.F. OF IMPERVIOUS SURFACE	19,947.47 SF	
AMENITY ELEMENTS: 1. TENNIS/PICKLEBALL COURT* 2. PLAYGROUND FACILITY* 3. SHADE STRUCTURE WITH SEATING 4. SAND VOLLEYBALL PIT 5. OPEN NATURAL GRASS PLAY AREA (MIN 15,000 SF) 6. GATHERING AREA WITH PAVERS, DECOMPOSED GRANITE, AND/OR TURF AND SEATING (MIN 1,000 SF) 7. GRILL AND PICNIC AREA	MINIMUM FOUR (4) ELEMENTS WITH AT LEAST ONE (1) ELEMENTS IDENTIFIED WITH ASTERISK	SIX (6) ELEMENTS PROVIDED: 1. PICKLE BALL COURT 2. PLAYGROUND FACILITY 3. (3) SHADE STRUCTURE WITH SEATING (12 TABLES) 4. SAND VOLLEYBALL PIT 5. GATHERING AREA WITH TURF 6. GRILL AND PICNIC AREA

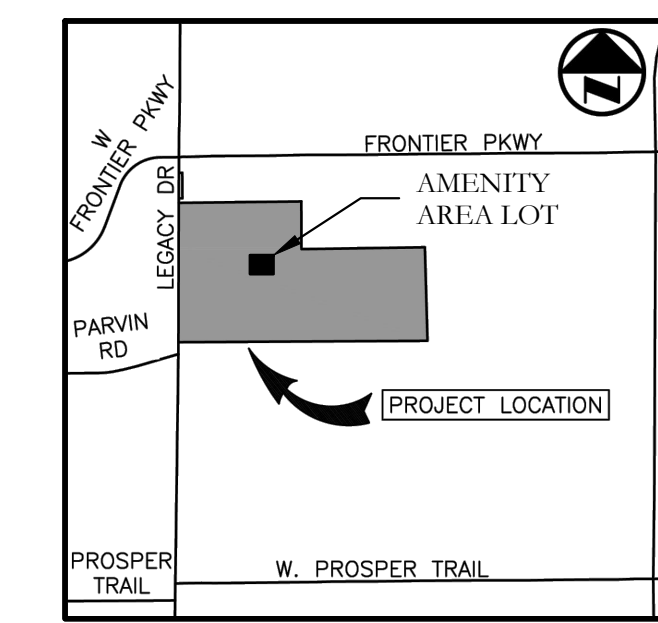
TOWN PROJECT NO.
DEVAPP-25-0145
SITE PLAN
CREEKSIDE
OPEN SPACE
BLOCK A, LOT 58X
~AMENITY AREA~

BEING 1.509 ACRES OF THE 90.730 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER COLLIN COUNTY, TEXAS

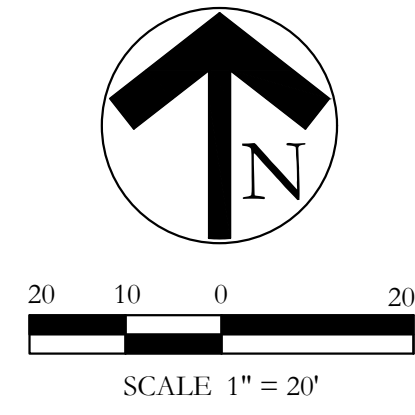
OWNER/DEVELOPER:
SHADDOCK-CREEKSIDE PROSPER, LLC
 2400 DALLAS PARKWAY, SUITE 560
 PLANO, TEXAS 75093
 PH. (214) 225-9643
 CONTACT: WILLIAM C. SHADDOCK, JR.

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST,
 SUITE 1200
 PLANO, TEXAS 75074
 PH. (972) 201-3100
 CONTACT: CODY JOHNSON, RIA, ASLA, LI

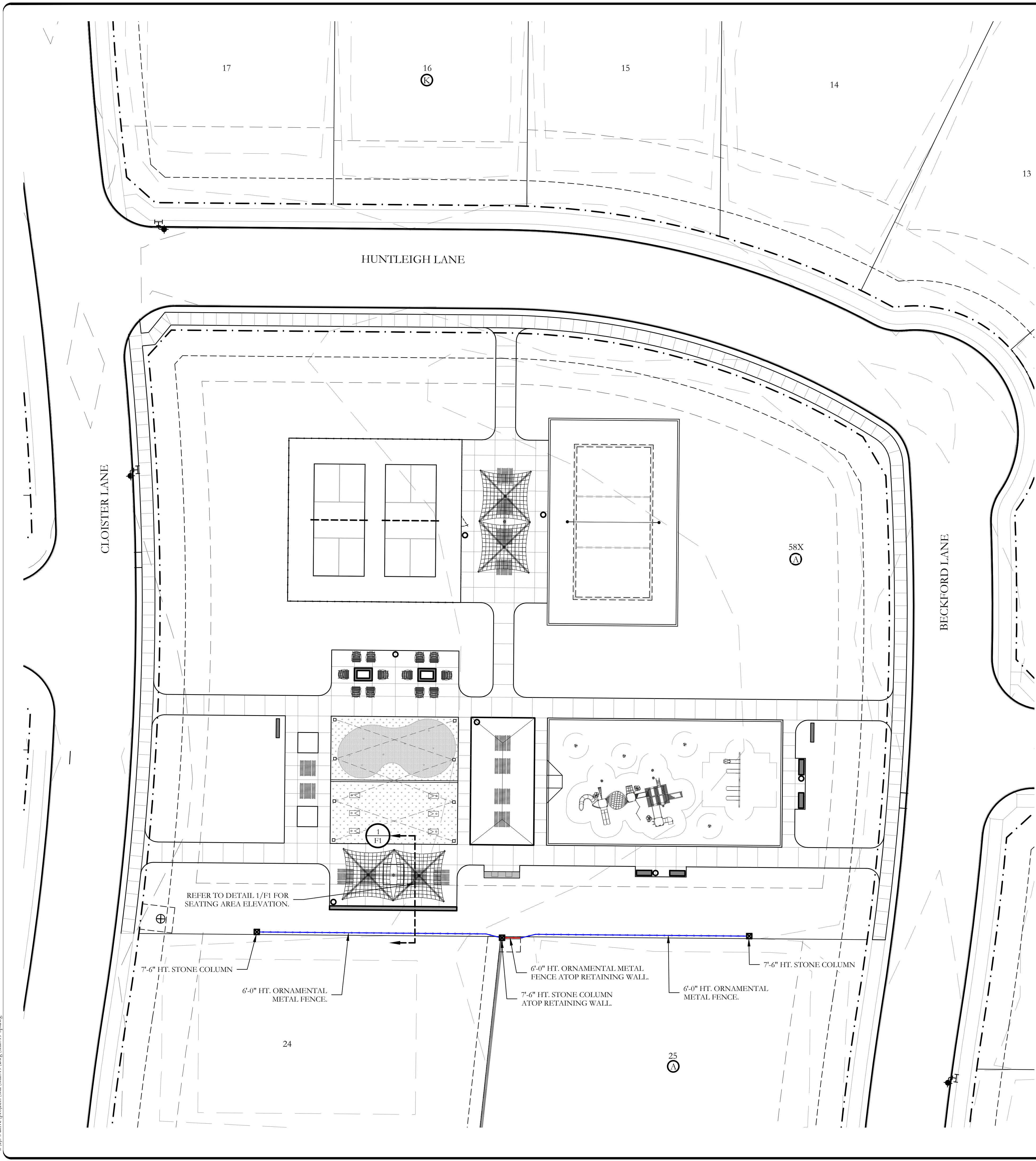
SUBMITTAL DATE: March 30, 2026 SP1



LOCATION MAP
NOT TO SCALE

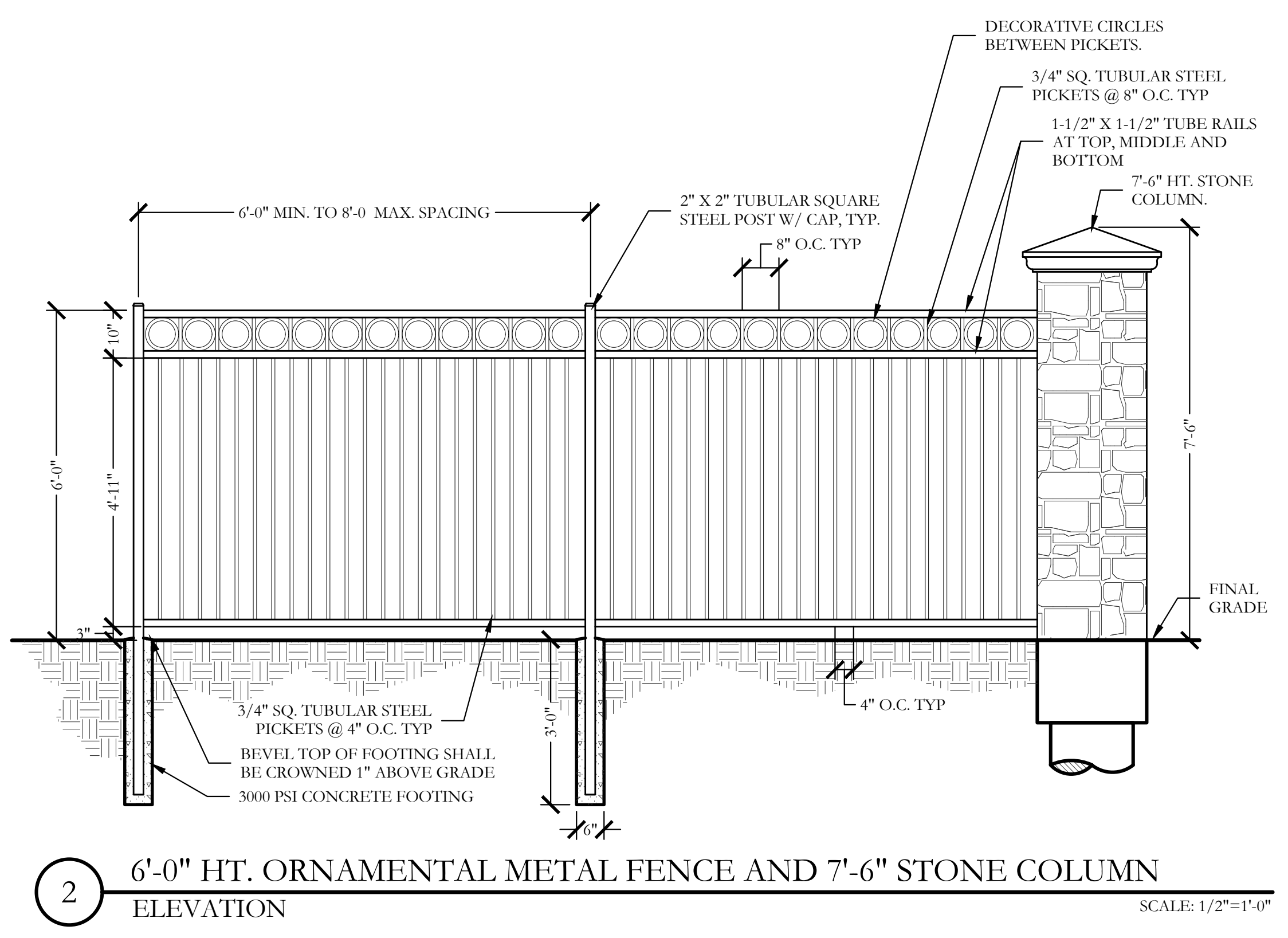
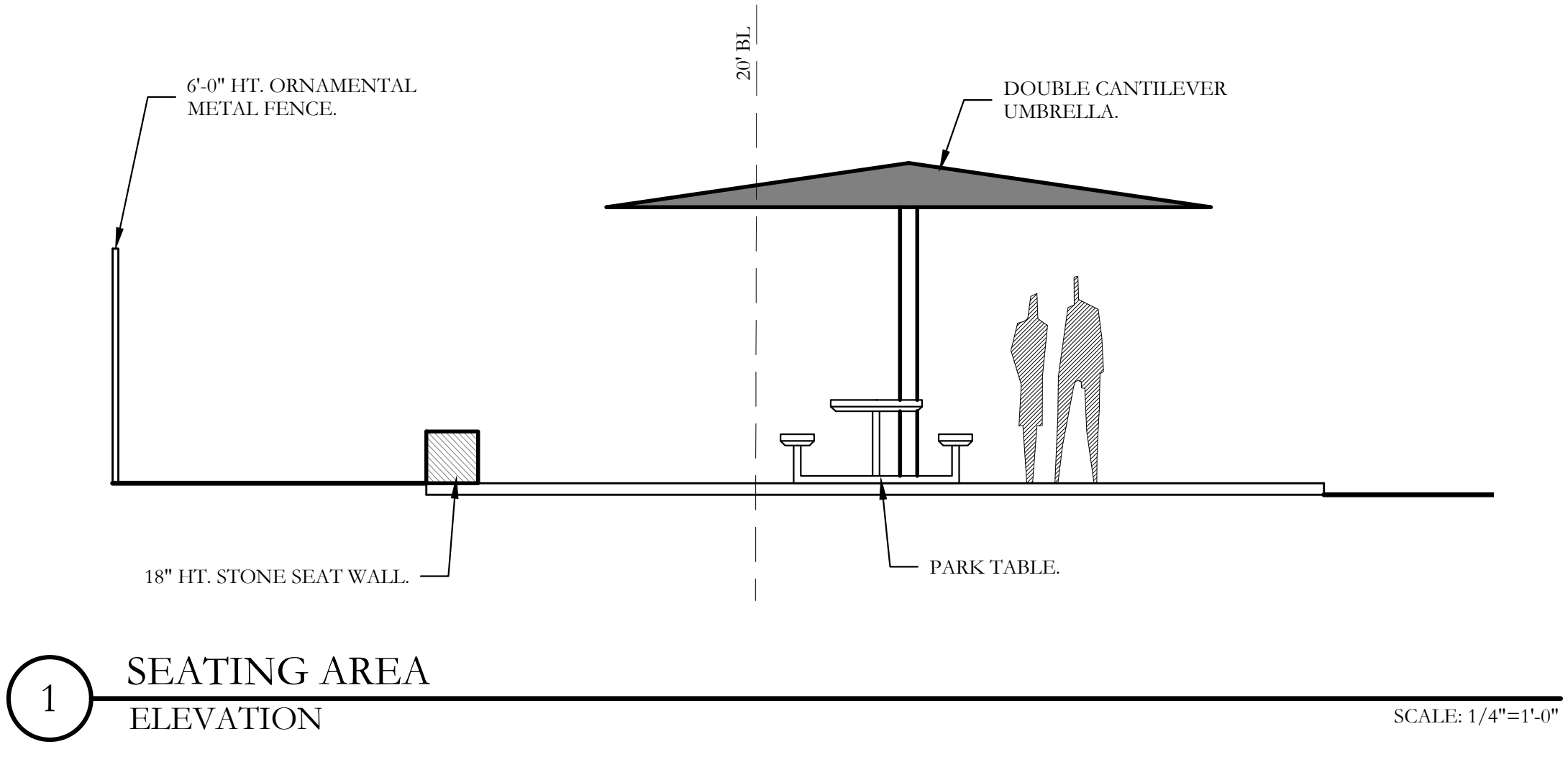


March 30, 2026



LEGEND

- 6'-0" HT. ORNAMENTAL METAL FENCE
- 7'-6" HT. STONE COLUMN



Public Works and Parks Operations Facilities Addition Block A, Lot 1 (DEVAPP-25-0097)

Proposal

Purpose:

- Construct a 30,500 square foot municipal administration building and associated parking.
 - The new building will house Public Works and Parks operations for the Town.

Recommendation:

- Town Staff recommends approval of the Site Plan subject to:
 - All mechanical equipment including generators and transformers being screened with a masonry wall.



Creekside
Block A, Lot 58X
(DEVAPP-25-0145)

Proposal

Purpose:

- Construct an amenity area for a residential subdivision.

Zoning:

- Planned Development-129 requires four of following seven amenities be provided in this area.
 - Gathering Area w/ Turf and Seating (Min. 1,000 SF)
 - Grill and Picnic Area
 - Neighborhood Playground Facility*
 - Open Natural Grass Play Area (Min. 15,000 SF)
 - Pickleball Court/Tennis Court*
 - Sand Volleyball Pit
 - Shade Structure w/ Seating

Proposal Cont.

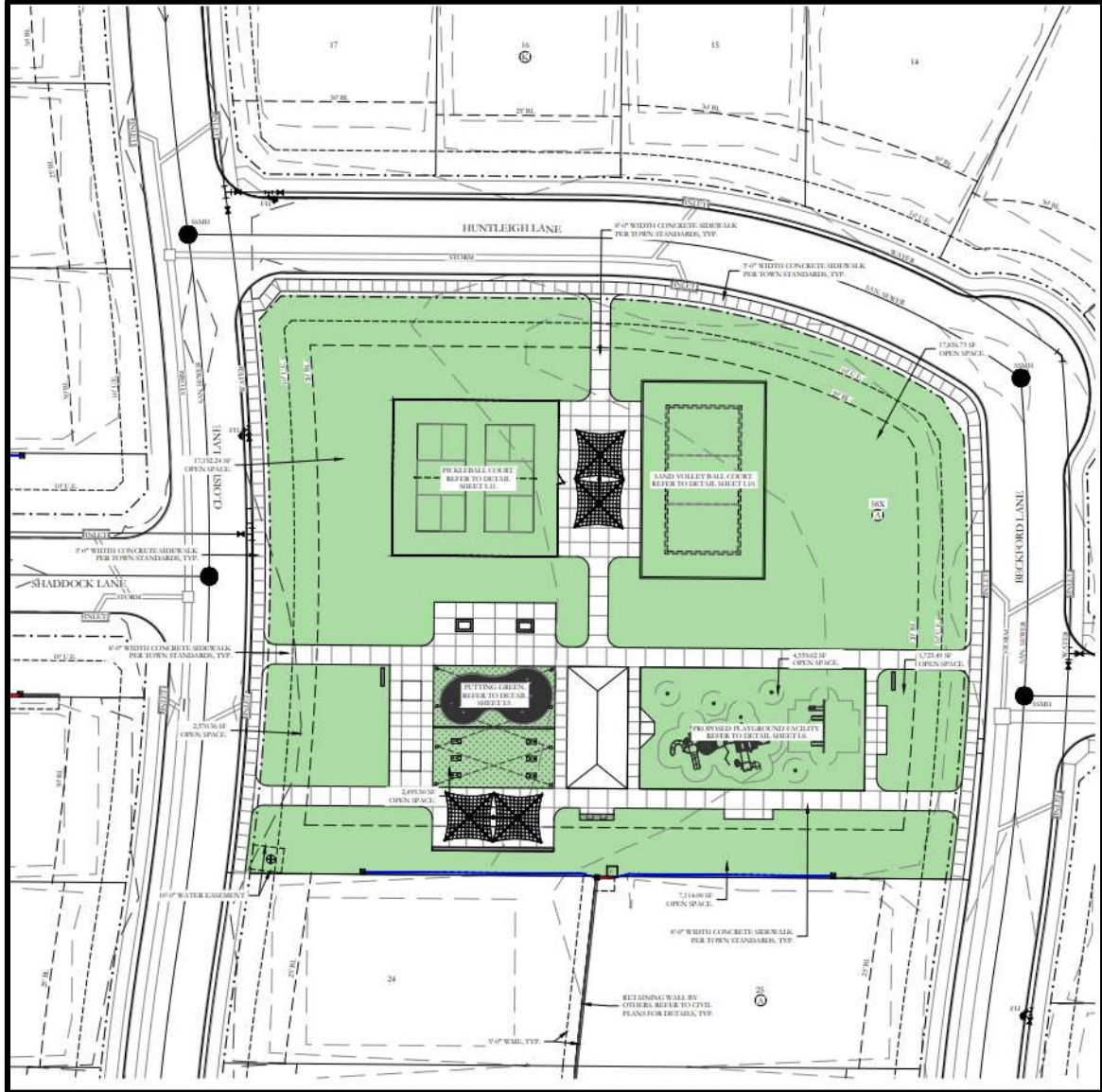
History:

- A Final Plat (DEVAPP-25-0084) was approved by the Planning and Zoning Commission on March 25, 2025.

Recommendation:

- Town Staff recommends approval of the Site Plan subject to:
 - The Planning and Zoning Commission's condition of approval regarding the fencing on the southern boundary being masonry instead of ornamental.





MSW Prosper 380 Addition
Block A, Lot 2
(DEVAPP-26-0010)

Proposal

Purpose:

- Construct a 14,125 square foot addition to an existing hospital and associated parking.

Recommendation:

- Town Staff recommends approval of the Revised Site Plan.



