



**Agenda**  
**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, February 24, 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](http://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.**

1. Introduction of Interim Police Chief. (MC)
2. America 250. (DFB/TR)

**Presentations.**

3. Presentation of a Proclamation declaring March 2026 as Theatre in our Schools Month. (MLS)
4. Recognize Norma Perez for her years of service. (RB)

## **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 of the February 10, 2026, Town Council Joint Work Session meeting. (MLS)
- [6.](#) Consider and act upon the minutes of the February 10, 2026, Town Council Regular meeting. (MLS)
- [7.](#) Consider acceptance of the January monthly financial report for fiscal year 2026. (CL)
- [8.](#) Consider and act upon an Ordinance canceling the May 2, 2026, General Election. (MLS)
- [9.](#) Consider and act upon approval of a Project and Finance Plan for Tax Increment Reinvestment Zone No. 3. (CE)
- [10.](#) Receive the 2025 Annual Racial Profiling Report for the Prosper Police Department as required by state law. (KM)
- [11.](#) Consider and act upon approving a payment to Oncor for the relocation of power poles as part of the Public Works and Parks Service Center construction project for a total cost of \$78,253.41. (CJ)
- [12.](#) Consider and act upon the purchase of bunker gear and protective clothing from North American Fire Equip. inc. DBA NAFECO, through BuyBoard Contract #698-23, in the amount of \$108,720.14. (SB)
- [13.](#) 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:**

14. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002) (DH)
15. Conduct a Public Hearing and consider and act upon a request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025) (DH)
16. Consider the adoption of the Dallas North Tollway District Development Standards, which cover Special Sub-Districts, Setbacks and Building Heights, Land Use Consideration, Business Establishments Pursuant to the Town's Vision, Site Design and Building Placement, Parking Design Standards, Adjacent Neighborhood Protection, Building Design, Landscaping Standards, Pedestrian Connectivity and Amenities, Parks and Open Spaces, Signage Requirements, Gateway Features, and Economic Development Incentives. (DH)
17. 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 and consider personnel matters including the annual evaluation of the Town Manager, Town Attorney, and the Municipal Judge, 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, February 18, 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.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> 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.</p>
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## MINUTES

Item 5.

**Prosper Town Council Joint Work Session**  
Prosper Town Hall – Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, February 10, 2026

### **Town Council Call to Order/Roll Call.**

Mayor Bristol called the meeting to order at 5:00 p.m.

#### **Council Members Present:**

Mayor David F. Bristol  
Deputy Mayor Pro-Tem Chris Kern  
Councilmember Marcus E. Ray  
Councilmember Craig Andres  
Councilmember Jeff Hodges  
Councilmember Cameron Reeves

#### **Council Members Absent:**

Mayor Pro-Tem Amy Bartley

### **Board of Adjustments/Construction Board of Appeals Call to Order/ Roll Call.**

No quorum present.

### **Community Engagement Committee Call to Order/ Roll Call.**

No quorum present.

### **Downtown Advisory Committee Call to Order/ Roll Call.**

Chair Chris Wardlaw called the meeting to order and noted quorum present.

#### **Commission Members Present:**

Chris Wardlaw  
Melissa Randle  
Charles Cotten  
Mike Pettis  
Gavin Hernandez  
Don Perry

#### **Commission Members Absent:**

Matt Nohr  
Teague Griffin  
Iris Meneley

### **Economic Development Corporation Call to Order/ Roll Call.**

Ray Smith called the meeting to order and noted quorum present.

#### **Board Members Present:**

Chad Gilliland  
Jeff Yates  
Don Perry  
Ray Smith  
Grant Mendelijan

Mayor Bristol  
Chris Kern

**Library Board Call to Order/ Roll Call.**

No quorum present.

**Parks and Recreation Board Call to Order/ Roll Call.**

No quorum present.

**Planning and Zoning Commission Call to Order/ Roll Call.**

Vice-Chair Josh Carson called the meeting to order and noted quorum present.

**Commission Members Present:**

Josh Carson  
Brett Butler  
Matthew Furay  
Glen Blanscet  
John Hamilton

**Commission Members Absent:**

Damon Jackson  
Deborah Daniel

**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  
Hulon Webb, Engineering Director  
Robert Gey, Senior Traffic Engineer  
Gary Landeck, Library Director  
Tony Luton, Human Resources Director  
David Hoover, Development Services Director  
Suzanne Porter, Planning Manager  
Brady Cudd, Building Official  
Chris Landrum, Finance Director  
Dan Baker, Parks and Recreation Director  
Kurt Beilharz, Assistant Parks and Recreation Director  
Stuart Blasingame, Fire Chief  
Shaw Eft, Assistant Fire Chief  
Todd Rice, Communications Director  
Myrisa Petty, Community Engagement Coordinator  
Leigh Johnson, IT Director  
Ryan Pasko, IT Specialist II  
Doug Kowalski, Police Chief

**Items for Individual Consideration:**

1. **Discuss the Town's vision, priorities, and goals for 2026. (DFB)**

Mayor Bristol presented an overview of the purpose of the meeting which included meeting locations for all boards, town emails, community and educational involvement, the Council's strategic visioning priorities, and America 250. Mayor Bristol encouraged everyone to attend a Budget presentation in the upcoming year to learn more about the Town.

The Town Council and members discussed possibilities and ways to communicate and be more visible to and within the community through social outlets and education campaigns.

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

*Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with Article 1.02 of the Town 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 6:00 p.m.

These minutes were approved on the 24<sup>th</sup> day of February 2026.

**APPROVED:**

\_\_\_\_\_  
David F. Bristol, Mayor

ATTEST:

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Michelle Lewis Sirianni, Town Secretary

DRAFT



## MINUTES

Item 6.

**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, February 10, 2026  
**6:15 PM**

### **Call to Order/ Roll Call.**

The meeting was called to order at 6:46 p.m.

#### **Council Members Present:**

Mayor David F. Bristol  
Deputy Mayor Pro-Tem Chris Kern  
Councilmember Marcus E. Ray  
Councilmember Craig Andres  
Councilmember Jeff Hodges  
Councilmember Cameron Reeves

#### **Council Members Absent:**

Mayor Pro-Tem Amy Bartley

#### **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  
Hulon Webb, Director of Engineering  
Dan Heischman, Assistant Director of Engineering - Development  
Lindy Higginbotham, Senior Engineer  
Chris Landrum, Finance Director  
Marcus Northcutt, Accounting Manager  
Colin Ashby, Budget Officer & Grants Administrator  
Joy Lee, Senior Accountant  
David Hoover, Development Services Director  
Suzanne Porter, Planning Manager  
Dan Baker, Parks and Recreation Director  
Kurt Beilharz, Assistant Parks and Recreation Director  
Carrie Jones, Public Works Director  
Leigh Johnson, IT Director  
Stuart Blasingame, Fire Chief  
Shaw Eft, Assistant Fire Chief  
Todd Rice, Communications Director  
Ryan Pasko, IT Specialist II  
Doug Kowalski, Police Chief  
Scott Brewer, Assistant Police Chief  
Tom Davis, Assistant Police Chief

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

Jason McConnell with Prosper United Methodist Church led the invocation. Boy Scout Troop 365 led the Pledge of Allegiance and the Pledge to the Texas Flag.

**Announcements of recent and upcoming events.**

Councilmember Reeves made the following announcements:

Join us on Saturday, February 21 from 9 to 11 a.m. for the Prosper Fishing Derby at the Frontier Park Pond. This favorite annual event brings families together by the pond as young anglers compete for the Most Fish Caught prizes. Judges will be on hand to track catches, and winners recognized for children ages 14 and under. The Derby is free, and no registration is required. For more information, visit [prospertx.gov/specialevents](http://prospertx.gov/specialevents).

Join us on Tuesday, February 24 at 2:00 p.m. for the Ribbon Cutting for Raymond Community Park located off of First Street and Coit Road. This 70-acre park will feature a sports complex with pickleball courts, tennis courts, playgrounds, and more. Visit the Town's website for additional details.

Registration is now open for the fourth annual P-Town Throwdown Pickleball Tournament being held on Saturday, March 28 at Raymond Community Park. The format is Mixed-Doubles for participants 18 years and older, with Recreational and Competitive Divisions based on player ratings. Learn more about the tournament at [prospertx.gov/ptownthrowdown](http://prospertx.gov/ptownthrowdown).

**1. America 250. (DFB/TR)**

Mayor Bristol read a statement on the founding of America. He noted activities and events the Town would be hosting leading up to and including in the Pride and the Sky event.

**Presentations.**

**2. Recognize Cindy Slate, Wally DesChamps, Kurt Beilharz, and Chief Kowalski for their years of service. (TL/GL/DB/MC)**

Mayor Bristol read and presented a Proclamation to Chief Kowalski.

Mayor Bristol read and presented a Proclamation to Kurt Beilharz.

Mayor Bristol read and presented a Proclamation to Wally DesChamps.

**3. Recognize the Finance Department for receiving the Annual Comprehensive Financial Report (ACFR) Certificate of Excellence award. (RBS)**

Mr. Scott introduced and recognized members of the Finance Department for receiving the ACFR Certificate of Excellence award.

**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.

4. Consider and act upon the minutes of the January 13, 2026, Town Council Work Session meeting. (MLS)
5. Consider and act upon the minutes of the January 13, 2026, Town Council Regular meeting. (MLS)
6. Consider and act upon the minutes of the January 28, 2026, Town Council Work Session meeting. (MLS)
7. Consider acceptance of the December monthly financial report for fiscal year 2026. (CL)
8. Receive the Quarterly Investment Report for the First Quarter. (CL)
9. Consider and act upon Resolution 2026-03 appointing a member of the Prosper Town Council to the North Central Texas (NCT) Regional 9-1-1 Emergency Communications District Board of Managers. (MLS)
10. Consider and act upon Ordinance 2026-04 ordering a General Election to be held on May 2, 2026, for the purpose of electing Councilmember Place 3 and Councilmember Place 5; designating the location of polling places; ordering notices of election to be given as prescribed by law and authorizing the Town Manager to execute contracts with Collin County and Denton County Election Departments for joint election services. (MLS)
11. Consider and act upon Resolution 2026-05 authorizing the Town Manager, and/or his designee, to apply for and accept (upon award) the Office of the Governor's Public Safety Office Rifle-Resistant Body Armor Grant Program, FY2027, and to take any and all actions relating thereto. (DK)
12. Consider and act upon ratifying an expenditure to Maya Underground Construction for the repair of a 12" water line at Dallas Parkway and Frontier Parkway in the amount of \$180,670. (CJ)
13. Consider and act upon Ordinance 2026-06 replacing existing Section 12.02.001, "Mayor's Duties," and existing Section 12.02.002, "Traffic Administrator," of Article 12.02, "Administration," of Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the Town of Prosper, Texas, by repealing the existing ordinances and replacing them with a new Section 12.02.001, "Traffic Administration." (HW)
14. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-09-B to Jeske Construction Company, related to construction services for the Prosper Downtown Parking Lot and Alley Improvements project in the amount of \$347,731 and authorize \$50,000 for construction phase contingencies. The total purchase order amount is \$397,731. (PA)
15. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Stantec Consulting Services Inc., and the Town of Prosper, Texas, related to the design of an emergency traffic signal on First Street at Fire Station #3, a pedestrian hybrid beacon on La Cima

Boulevard at Arrowhead Drive and a pedestrian hybrid beacon on Coit Road at Rogers Middle School for \$232,500. (HW)

16. Consider and act upon authorizing the Town Manager to execute a Thoroughfare Impact Fees Reimbursement Agreement between Toll Southwest LLC, and the Town of Prosper, Texas, related to the construction of Frontier Parkway to serve the Legacy Gardens Phases 3 and 4 developments. (HW)
17. Consider and act upon authorizing the Town Manager to execute a Water Impact Fees Reimbursement Agreement between Toll Southwest LLC, and the Town of Prosper, Texas, related to the construction of a water line along Frontier Parkway to serve the Legacy Gardens Phases 3 and 4 developments. (HW)
18. Consider and act upon Ordinance 2026-07 to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of 10.8± acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012) (DH)
19. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Prosper Trail Commercial, LP and the Town of Prosper relative to Prosper Flex Park. (DEVAGRE-25-0005) (DH)
20. 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)

Councilmember Hodges made a motion to approve consent agenda items 4 through 20. Councilmember Ray seconded the item. Motion carries with a 6-0 vote.

### **CITIZEN COMMENTS**

Jerry Donelson, 2608 Fountainview Drive, with the Holiday Inn Express, expressed concerns regarding receiving their Certificate of Occupancy.

### **Items for Individual Consideration:**

21. Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006) (DH)

Mr. Hoover presented the item noting location of the project, surrounding zoning, plan of the subdivision characteristics, permitted uses and amenities, and the lot table indicating the square footage of each lot. The Planning and Zoning Commission unanimously recommended approval. Staff is recommending approval.

Councilmember Reeves asked the length of the street within the subdivision.

Mayor Bristol opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

Councilmember Hodges requested to change the selection of the open space and amenities list.

John McKenzie, applicant, commented on the amenities and the trail connections, and agreement to Councilmember Hodges requested changes.

The Engineer with the project addressed the linear feet of the street and the pedestrian bridge that would be part of the neighborhood.

Councilmember Andres made a motion to approve a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive subject to selecting one (1) amenity from six (6) through nine (9) and two (2) from one (1) through five (5) from the recommended amenities list. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

- 22. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorize \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402. (RB)**

Ms. Battle presented the item providing an overview of the proposals received and the criteria used to evaluate bids received. The project includes a base bid for the construction of four columns at the corners of Broadway and Main Street with two alternates. Add alternate one includes the additional construction of five tertiary columns along Broadway. Add alternate two includes the construction of a silo icon monument in the place of the column at the northeast corner of the intersection at Broadway and Main Street. The Downtown Advisory Committee recommended award of the base bid and if funding was available to add the alternates. The current project budget is sufficient to cover the base bid plus add alternate one. Staff recommends approving the base bid with add alternate one.

The Town Council discussed the source funding and the add alternates specifically the construction, design and location of the columns.

Councilmember Reeves made a motion to approve authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorize \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402. Councilmember Ray seconded the motion. Motion carried with a 6-0 vote.

- 23. Consider and act upon authorizing the Town Manager to execute Change Order No. 5 for installation of a well and electrical service to Dean Construction in the amount not to exceed \$1,757,450 for Raymond Community Park. (DB)**

Mr. Baker presented the item stating the Change Order will provide for an irrigation well, submersible pump system, and required electrical service to operate the well and

pumps. The CIP Subcommittee has reviewed and recommended approval of this item. Based on the completion of the well, the substantial completion timeframe being late April early May. Staff recommends approval.

The Town Council discussed the capacity of the well and the ability to go back to TCEQ to request additional capacity once the well is installed and operational.

Councilmember Reeves made a motion to approve authorizing the Town Manager to execute Change Order No. 5 for installation of a well and electrical service to Dean Construction in the amount not to exceed \$1,757,450 for Raymond Community Park. Councilmember Hodges seconded the motion. Motion carried with a 6-0 vote.

- 24. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72. (LH)**

Ms. Higginbotham presented the item stating the Town received seven bids for the project. The criteria used to evaluate the bids was outlined along with the range of the bids received and number of days to complete the project. Based on the following, staff is recommending approval to awarding the bid to Mario Sinacola & Sons. Ms. Higginbotham noted that staff has had conversations with the school district on the timing of the project due to various events that could be impacted. The project is slated to begin in April with completion in mid to late November 2027.

Councilmember Ray made a motion to approve authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

- 25. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Alliance Geotechnical, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the First Street Reconstruction (DNT-Coleman) in the amount of \$408,815. (LH)**

Ms. Higginbotham presented stating this is also for the First Street project and is for the materials testing and services related to the project. Staff recommends approval.

Councilmember Hodges made a motion to approve authorizing the Town Manager to execute a Professional Services Agreement between Alliance Geotechnical, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the First Street Reconstruction (DNT-Coleman) in the amount of \$408,815. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

- 26. Consider and act upon authorizing the Town Manager to execute a Grade Crossing Construction and Maintenance Agreement between BNSF Railway Company, and the Town of Prosper, Texas, related to the signal and surface**

**improvements as part of the First Street Reconstruction (DNT-Coleman) project in the amount of \$1,621,509. (LH)**

Ms. Higginbotham presented stating as part of the First Street project, BNSF Railway Company requires the Town enter into an agreement to pay for the labor and materials related to the crossing changes. This would include the additional sidewalk work and reconstruction of the crossing guards. Staff recommends approval.

Councilmember Ray made a motion to approve authorizing the Town Manager to execute a Grade Crossing Construction and Maintenance Agreement between BNSF Railway Company, and the Town of Prosper, Texas, related to the signal and surface improvements as part of the First Street Reconstruction (DNT-Coleman) project in the amount of \$1,621,509. Councilmember Andres seconded the motion. Motion carried with a 6-0 vote.

**27. Consider and act upon Ordinance 2026-08 amending Appendix A, “Fee Schedule,” of the Town’s Code of Ordinances. (DB/DLH)**

Mr. Baker outlined the proposed fee amendments for Parks and Recreation that included Parkland Dedication, Park Improvement, Pavilion reservations, field usage, and tournament reservations.

The Town Council discussed the use of the fields for tournaments, residency verification, league registrations, parkland dedication, the proposed tournament fees and gate fees.

Mr. Heischman outlined the proposed fee amendments for Engineering that included Plan Reviews and Construction and Inspections fees.

The Town Council discussed the proposed fees and amending the reference to appraised value to market value on parkland dedication fees.

Councilmember Hodges made a motion to approve Ordinance 2026-08 amending Appendix A, “Fee Schedule,” of the Town’s Code of Ordinances with the amendment to strike any reference to gate fees, and revising language under the Parkland Dedication Fees to state market value as determined by the appropriate Central Appraisal District website. Councilmember Ray seconded the motion. Motion carried with a 6-0 vote.

**28. Discussion regarding the Town’s Roundabout Policy. (HW/RG)**

Mr. Webb introduced the item and the purpose for the discussion.

Venkat Muthukumar with Kimely Horn presented an overview of general information about roundabouts and traffic signals including the types, pro’s and con’s, general average cost comparisons, accommodating for bicycles and pedestrian’s, and emergency response considerations.

Mr. Gey presented information to consider for developing policy guidelines, which included determining the corridor’s primary purpose, control types used at intersections, existing signalized intersections and roundabouts, and future locations of roundabouts.

The Town Council discussed the options proposed requesting a short list of proposed intersections, and focusing on future projects versus re-doing existing intersections.

**29. Discussion regarding the Unified Development Code. (DH)**

Mr. Hoover stated this is an opportunity for the Council to discuss and propose any further recommendations regarding the UDC prior to adoption.

No further comments made.

**30. Discuss and consider Town Council Subcommittee reports. (DFB)**

Legislative Subcommittee: Mayor Bristol noted they discussed the upcoming election cycle and preparation for the next legislative session.

CIP Subcommittee: Councilmember Reeves noted items discussed were all presented on the agenda.

Downtown Advisory Committee: Councilmember Reeves noted they discussed parking and the historical markers.

Community Engagement Committee: Councilmember Hodges noted they discussed how to encourage participation in the Mayor's Fitness Challenge and planning items for America 250.

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

Councilmember Ray requested an update on the enforcement of bandit signs.

Councilmember Reeves requested an update on the screening of Glenbrook Estates at FM 1385.

Councilmember Andres requested an update with TxDOT on the project at Coit Road and Frontier Parkway.

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

*Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with Article 1.02 of the Town 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 9:37 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 10:33 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 10:34 p.m.

These minutes were approved on the 24<sup>th</sup> day of February 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: Consider acceptance of the January Monthly Financial Report for Fiscal Year 2026 (CL)**

**Town Council Meeting – February 24, 2026**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

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

**Description of Agenda Item:**

The Town Charter requires the submission of monthly financial reports to the Town Council. In summary, both revenues and expenditures are within the expected ranges, except where otherwise noted in the financial statements.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

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

**Attached Documents:**

1. Monthly Financial Report – January 31, 2026

**Town Staff Recommendation:**

Town staff recommends Town Council vote to accept submission of the monthly financial report for the period of January for fiscal year 2026 in compliance with Town Charter requirements.

**Proposed Motion:**

I move to accept the January Monthly Financial Report for Fiscal Year 2026 in compliance with charter requirements.



# MONTHLY FINANCIAL REPORT

## as of January 31, 2026

### Cash/Budgetary Basis

Prepared by  
Finance Department

February 24, 2026

TOWN OF PROSPER, TEXAS

# MONTHLY FINANCIAL REPORT

## January 2026

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TOWN OF PROSPER, TEXAS

# Management Discussion & Highlights

## January 2026

### Overview

Monthly financial reports are presented on a cash basis to allow for timely reporting.

Expenditures in the operating funds exceeding the 33.3% year-to-date benchmark are primarily attributable to encumbrance accounting and the issuance of purchase orders at the beginning of the fiscal year.

### Highlights

#### General Fund

- The ending fund balance exceeds the 21% target, largely due to most of the property tax collections occurring in January. YTD actual expenditures are within expected percentages except where noted.

#### Water-Sewer Fund

- Water consumption is down compared to the prior year, which may impact current year revenue trends. 40% of revenue is collected in the last four months of the fiscal year.

#### Drainage Fund

- Collections through January are below expected percentages because the new fee structure was not effective until the November billing. Revenue collections for the current year are outpacing the prior year collections.

#### Health Fund

- YTD revenue amounts are under expected percentages. This is largely due to vacancies, the new plan year starting in January 2026, and the newly budgeted positions not coming online until February 2026. Claims expenses continue to track on pace with the prior year claims. This is being closely monitored for any needed adjustments to keep the Health Fund whole.

**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**January 31, 2026**  
**Expected Year to Date Percent 33.3%**

**GENERAL FUND**

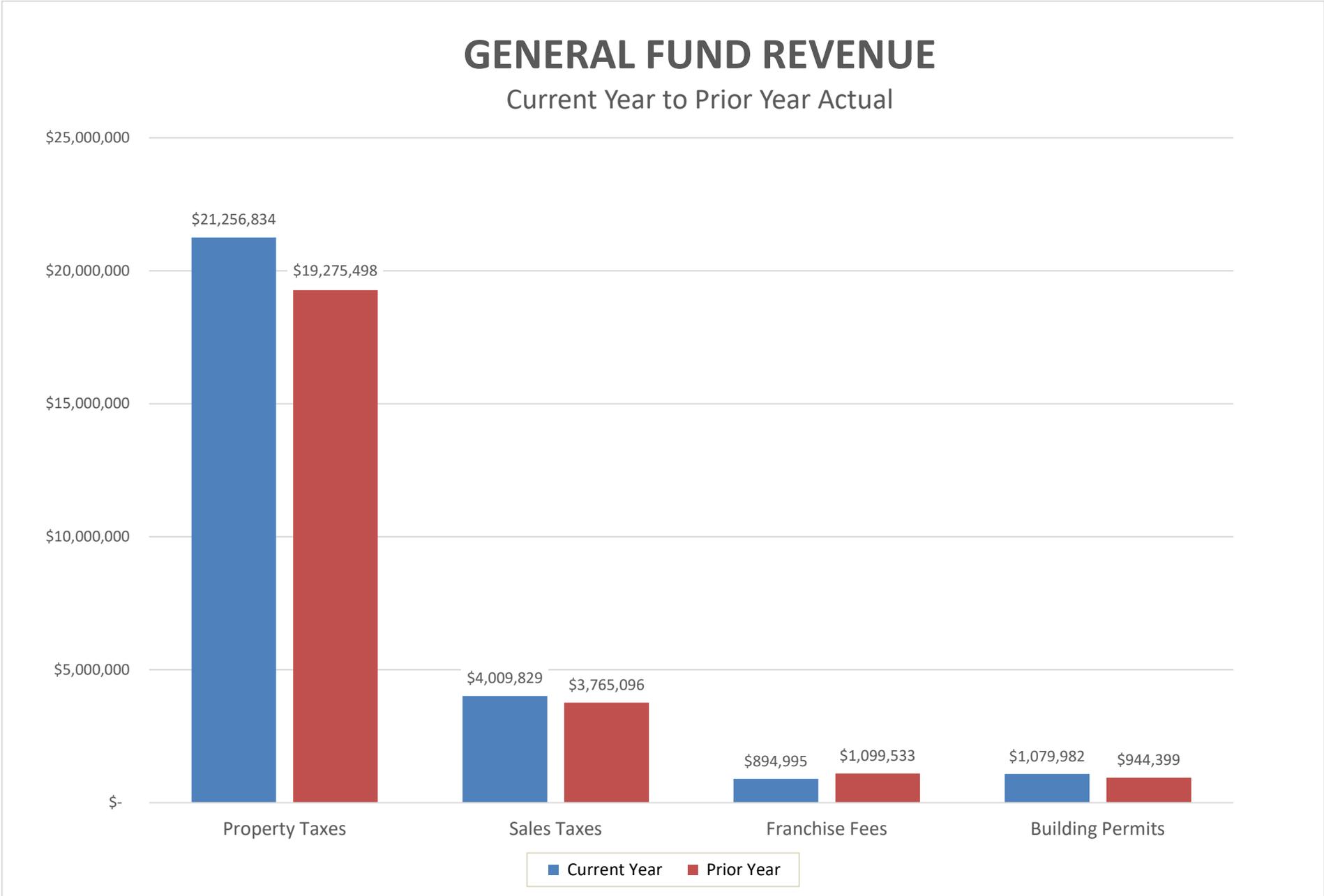
	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actuals	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actuals	Change from Prior Year
<b>REVENUES</b>										
Property Taxes	\$ 26,277,088	\$ -	\$ 26,277,088	\$ 21,256,834	\$ -	\$ 5,020,254	81%	1	\$ 19,275,498	10%
Sales Taxes	13,199,055	-	13,199,055	4,009,829	-	9,189,226	30%	5	3,765,096	7%
Franchise Fees	4,685,174	-	4,685,174	894,995	-	3,790,179	19%	2	1,099,533	-19%
Building Permits	5,193,641	-	5,193,641	1,079,982	-	4,113,659	21%		944,399	14%
Other Licenses, Fees & Permits	2,640,606	-	2,640,606	492,777	-	2,147,829	19%		604,528	-18%
Charges for Services	1,577,152	-	1,577,152	661,698	-	915,454	42%		530,194	25%
Fines & Warrants	581,144	-	581,144	167,360	-	413,784	29%		183,026	-9%
Intergovernmental Revenue (Grants)	1,796,663	-	1,796,663	54,009	-	1,742,654	3%		-	0%
Interest Income	750,000	-	750,000	151,810	-	598,190	20%		166,169	-9%
Miscellaneous	332,071	-	332,071	255,975	-	76,096	77%		51,188	400%
Park Fees	818,041	-	818,041	155,544	-	662,497	19%		92,788	68%
Transfers In	10,389,929	-	10,389,929	4,321,826	-	6,068,103	42%	4	492,899	777%
<b>Total Revenues</b>	<b>\$ 68,240,564</b>	<b>\$ -</b>	<b>\$ 68,240,564</b>	<b>\$ 33,502,638</b>	<b>\$ -</b>	<b>\$ 34,737,926</b>	<b>49%</b>		<b>\$ 27,205,318</b>	<b>23%</b>
<b>EXPENDITURES</b>										
Administration	\$ 12,177,072	\$ -	\$ 12,177,072	\$ 3,355,573	\$ 1,042,682	\$ 7,778,817	36%	6	\$ 3,438,877	-2%
Police	17,724,406	-	17,724,406	4,691,447	439,470	12,593,490	29%	3	3,673,089	28%
Fire/EMS	15,945,810	-	15,945,810	4,889,019	326,430	10,730,361	33%	3	3,419,502	43%
Public Works	5,512,375	-	5,512,375	1,204,322	1,019,255	3,288,798	40%	6, 7	970,172	24%
Community Services	9,346,688	-	9,346,688	2,370,070	1,074,500	5,902,119	37%	6	2,419,196	-2%
Development Services	4,083,700	-	4,083,700	1,039,205	49,428	2,995,067	27%		1,139,174	-9%
Engineering	2,708,971	-	2,708,971	781,846	5,888	1,921,237	29%		731,765	7%
Transfers Out	710,000	-	710,000	-	-	710,000	0%		-	0%
<b>Total Expenses</b>	<b>\$ 68,209,022</b>	<b>\$ -</b>	<b>\$ 68,209,022</b>	<b>\$ 18,331,481</b>	<b>\$ 3,957,652</b>	<b>\$ 45,919,889</b>	<b>33%</b>		<b>\$ 15,791,775</b>	<b>16%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 31,542</b>	<b>\$ -</b>	<b>\$ 31,542</b>	<b>\$ 15,171,157</b>					<b>\$ 11,413,543</b>	
Beginning Fund Balance October 1			11,792,309	11,792,309					13,226,939	
Ending Fund Balance*			<u>\$ 11,823,851</u>	<u>\$ 26,963,466</u>					<u>\$ 24,640,482</u>	

**Notes**

- 1 Property taxes are billed in October and a majority of collections occur December through February. Lower than normal collections through December, catching up in January
  - 2 Franchise fees and other various license and fees are paid quarterly or annually.
  - 3 Higher amounts vs prior years due to Special Purpose District salaries being moved to General Fund. Offset by Transfers In.
  - 4 Increase in Transfers In vs prior year related to transfers from Capital Project and Special Purpose District funds for salaries.
  - 5 Quarterly filer paid early in FY25 resulting in a higher than normal October collection amount.
  - 6 Contracts encumbered at the beginning of the year cause YTD percent to be higher than expected in early months.
  - 7 Higher amount vs prior year due to adding market adjustments and two additional staff.
- \* Fund Balance Contingency per Charter and Reserve for FY26 = \$11,821,706 (21%). This is \$341,747 below the 21% target due to encumbrance accounting, which overstates the expenditures until the purchase item is received.

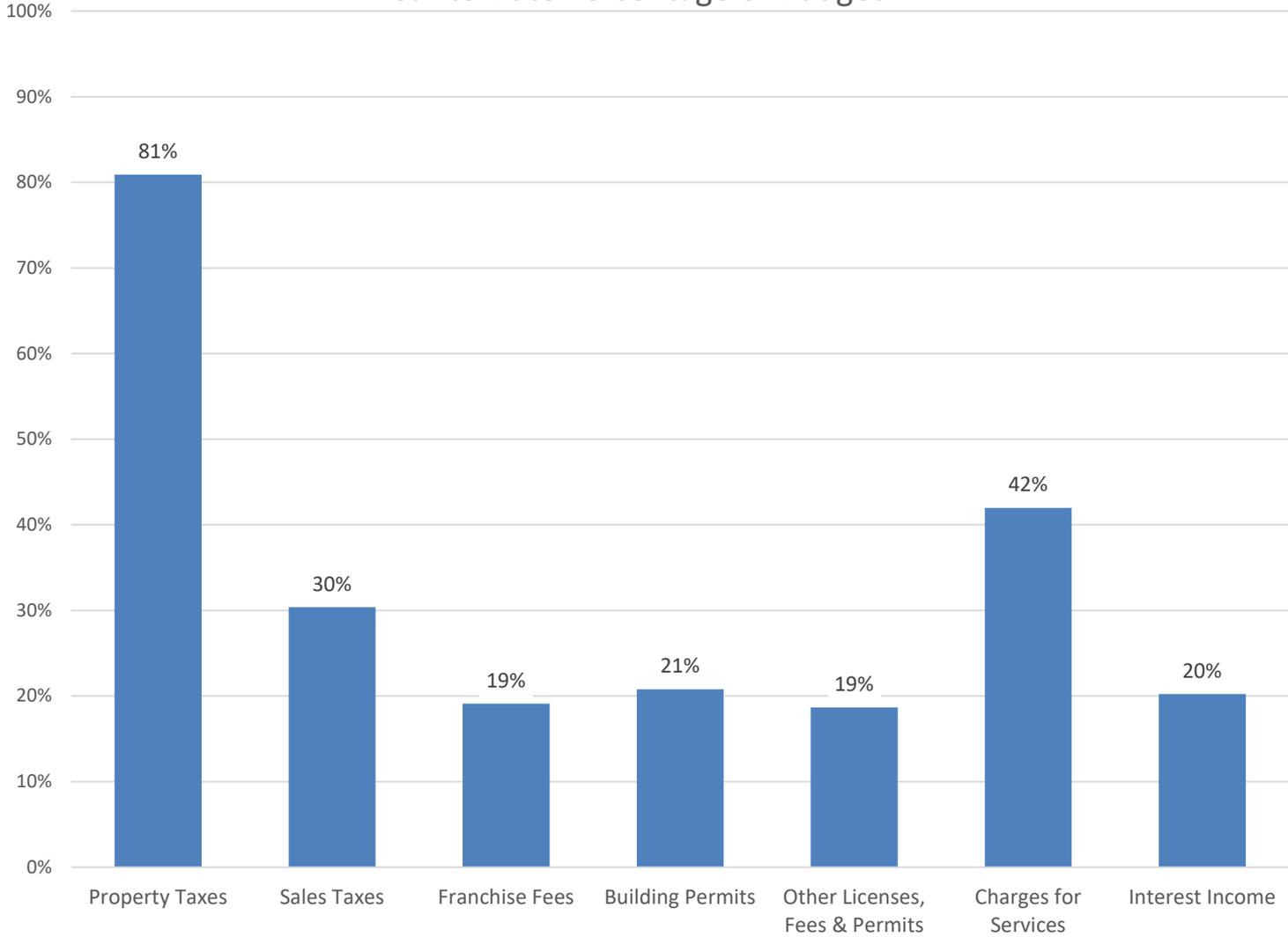
# GENERAL FUND REVENUE

Current Year to Prior Year Actual

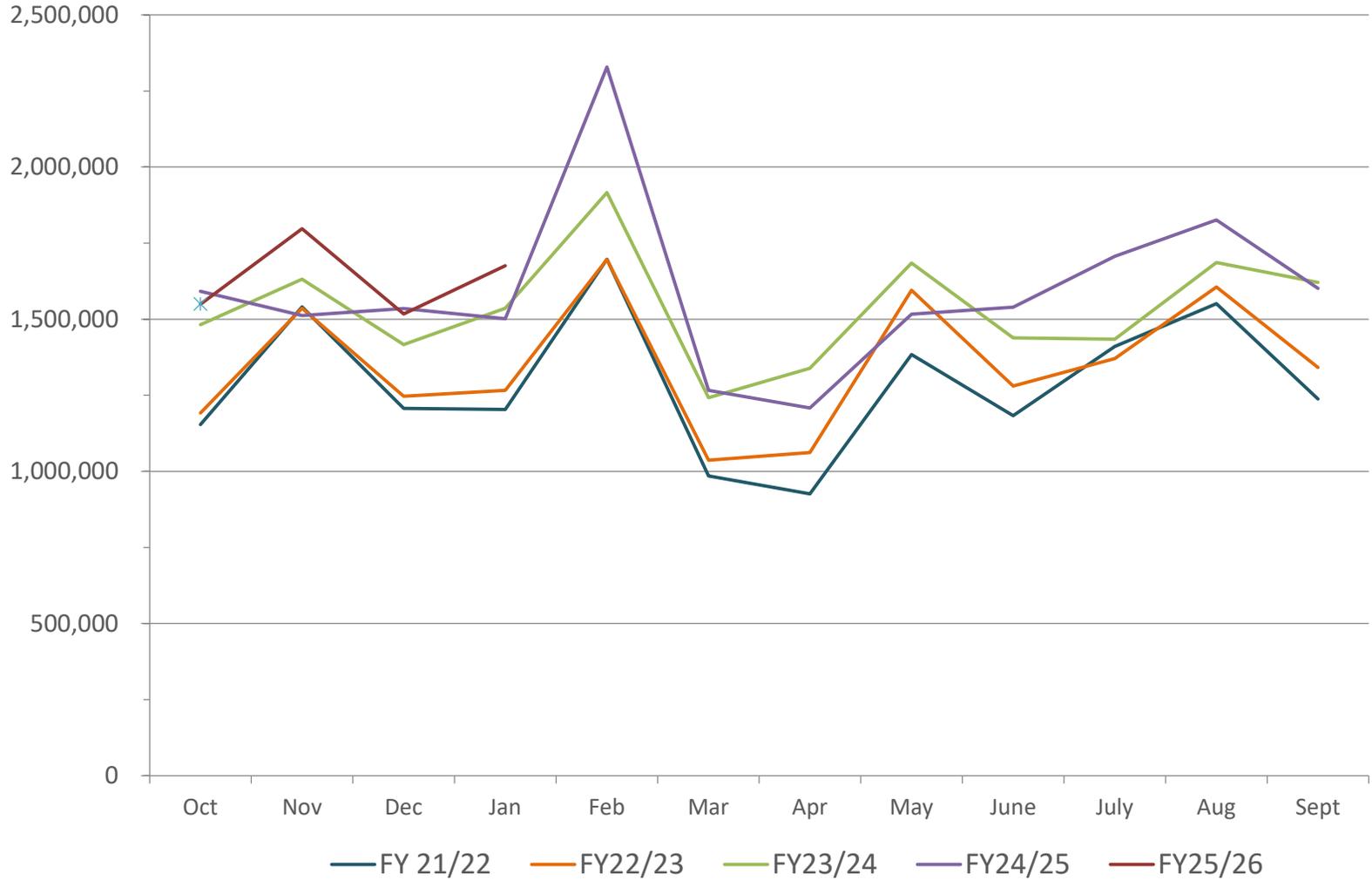


# GENERAL FUND REVENUE

Year to Date Percentage of Budget



### Sales Tax Revenue by Month



**TOWN OF PROSPER, TEXAS**  
**MONTHLY FINANCIAL REPORT**  
**January 31, 2026**  
**Expected Year to Date Percent 33.3%**

**DEBT SERVICE FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Property Taxes-Delinquent	\$ 75,000	\$ -	\$ 75,000	\$ (54,695)	\$ -	\$ 129,695	-73%		\$ 27,242	-301%
Property Taxes-Current	20,684,204	-	20,684,204	17,367,754	-	3,316,450	84%	1	15,415,246	13%
Taxes-Penalties	40,000	-	40,000	2,487	-	37,513	6%		3,765	-34%
Interest Income	145,000	-	145,000	74,453	-	70,547	51%		88,392	-16%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenues</b>	<b>\$ 20,944,204</b>	<b>\$ -</b>	<b>\$ 20,944,204</b>	<b>\$ 17,389,999</b>	<b>\$ -</b>	<b>\$ 3,554,205</b>	<b>83%</b>		<b>\$ 15,534,645</b>	<b>12%</b>
<b>EXPENDITURES</b>										
Professional Services	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ (2,500)	0%		\$ -	0%
Bond Administrative Fees	20,000	-	20,000	500	-	19,500	3%		465	8%
2014 GO Bond Payment	-	-	-	550,000	-	(550,000)	0%	3	-	0%
2015 GO Bond Payment	1,444,300	-	1,444,300	-	-	1,444,300	0%		-	0%
2015 CO Bond Payment	-	-	-	-	-	-	0%		-	0%
2016 GO Debt Payment	250,000	-	250,000	-	-	250,000	0%		-	0%
2016 CO Debt Payment	470,000	-	470,000	-	-	470,000	0%		-	0%
2017 CO Debt Payment	490,000	-	490,000	-	-	490,000	0%		-	0%
2018 GO Debt Payment	170,000	-	170,000	-	-	170,000	0%		-	0%
2018 CO Debt Payment	560,000	-	560,000	-	-	560,000	0%	2	-	0%
2019 CO Debt Payment	564,212	-	564,212	-	-	564,212	0%		-	0%
2019 GO Debt Payment	175,000	-	175,000	-	-	175,000	0%		-	0%
2020 CO Debt Payment	445,000	-	445,000	-	-	445,000	0%		-	0%
2021 CO Debt Payment	270,000	-	270,000	-	-	270,000	0%		-	0%
2021 GO Debt Payment	1,205,000	-	1,205,000	-	-	1,205,000	0%		-	0%
2022 GO Debt Payment	1,070,000	-	1,070,000	-	-	1,070,000	0%		-	0%
2023 GO Debt Payment	1,340,000	-	1,340,000	-	-	1,340,000	0%		-	0%
2024 GO Debt Payment	1,035,000	-	1,035,000	-	-	1,035,000	0%		-	0%
2025 GO Debt Payment	3,150,000	-	3,150,000	-	-	3,150,000	0%		-	0%
Bond Interest Expense	8,506,816	-	8,506,816	5,806	-	8,501,010	0%		-	0%
<b>Total Expenditures</b>	<b>\$ 21,165,328</b>	<b>\$ -</b>	<b>\$ 21,165,328</b>	<b>\$ 558,806</b>	<b>\$ -</b>	<b>\$ 20,606,522</b>	<b>3%</b>		<b>\$ 465</b>	<b>120073%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (221,124)</b>	<b>\$ -</b>	<b>\$ (221,124)</b>	<b>\$ 16,831,194</b>					<b>\$ 15,534,180</b>	
Beginning Fund Balance October 1			838,442	838,442					1,245,232	
Ending Fund Balance Current Month			<u>\$ 617,318</u>	<u>\$ 17,669,636</u>					<u>\$ 16,779,412</u>	

- Notes
- Property taxes are billed in October and the majority of collections occur December through February. Capital Dedicated transfers do not effect Debt Service Fund.
  - Annual debt service payments are made in February and August.
  - Redemption of the remaining \$550,000 completed in November 2025.

TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 January 31, 2026

EAST THOROUGHFARE IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
<b>REVENUES</b>								
East Thoroughfare Impact Fees	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 465,086				
East Thoroughfare Other Revenue		-	-	-				
Interest Income	100,000	-	100,000	37,962				
Total Revenues	<u>\$ 1,300,000</u>	<u>\$ -</u>	<u>\$ 1,300,000</u>	<u>\$ 503,048</u>				
<b>EXPENDITURES</b>								
Developer Reimbursements	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -
Total Developer Reimbursements	<u>\$ 250,000</u>	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ -</u>
Transfer to Capital Project Fund	\$ 2,400,000	\$ 2,400,000	\$ -	\$ 2,400,000	\$ -	\$ 2,400,000		\$ 2,400,000
Total Transfers Out	<u>\$ 2,400,000</u>	<u>\$ 2,400,000</u>	<u>\$ -</u>	<u>\$ 2,400,000</u>	<u>\$ -</u>	<u>\$ 2,400,000</u>	<u>\$ -</u>	<u>\$ 2,400,000</u>
Total Expenditures	<u>\$ 2,650,000</u>	<u>\$ 2,650,000</u>	<u>\$ -</u>	<u>\$ 2,650,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,650,000</u>	<u>\$ -</u>
REVENUE OVER (UNDER) EXPENDITURES			\$ (1,350,000)	\$ 503,048				
Beginning Fund Balance October 1			1,830,283	1,830,283				
Ending Fund Balance Current Month			<u>\$ 480,283</u>	<u>\$ 2,333,331</u>				

TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 January 31, 2026

WEST THOROUGHFARE IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance	
<b>REVENUES</b>									
West Thoroughfare Impact Fees	\$ 4,500,000	\$ -	\$ 4,500,000	\$ 1,282,887					
West Thoroughfare Other Revenue	-	-	-	-					
Interest Income	200,000	-	200,000	98,895					
<b>Total Revenues</b>	<b>\$ 4,700,000</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>	<b>\$ 1,381,782</b>					
<b>EXPENDITURES</b>									
<b>Developer Reimbursements</b>									
Pk Place, Prosper Hills, Prosper Meadow	\$ 4,014,469	\$ 900,000	\$ -	\$ 900,000	\$ -	\$ -	\$ 900,000	\$ 125,492	\$ 3,888,977
Parks @ Legacy	6,729,293	-	-	-	407,173	-	(407,173)	6,322,119	-
Star Trail Developer Reimb	6,872,624	-	-	-	-	-	-	6,872,624	-
Legacy Garden Developer Reimb	3,407,300	-	-	-	-	-	-	511,737	2,895,563
DNT Frontier Retail	2,154,348	600,000	-	600,000	-	-	600,000	1,343,841	810,507
<b>Total Developer Reimbursements</b>	<b>\$ 23,178,034</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ 407,173</b>	<b>\$ -</b>	<b>\$ 1,092,827</b>	<b>\$ 15,175,814</b>	<b>\$ 7,595,047</b>
Transfer to Capital Project Fund	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
<b>Total Transfers Out</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>
<b>Total Expenditures</b>	<b>\$ 26,828,034</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ 407,173</b>	<b>\$ -</b>	<b>\$ 4,092,827</b>	<b>\$ 15,175,814</b>	<b>\$ 11,245,047</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>			\$ 200,000	\$ 974,609					
Beginning Fund Balance October 1			4,247,989	4,247,989					
Ending Fund Balance Current Month			<u>\$ 4,447,989</u>	<u>\$ 5,222,598</u>					

TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 January 31, 2026

WATER IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance	
<b>REVENUES</b>									
Impact Fees Water	\$ 3,250,000	\$ -	\$ 3,250,000	\$ 735,087					
Interest Income	200,000	-	200,000	121,167					
Total Revenues	<u>\$ 3,450,000</u>	<u>\$ -</u>	<u>\$ 3,450,000</u>	<u>\$ 856,254</u>					
<b>EXPENDITURES</b>									
Developer Reimbursements									
DNT Frontier Retail	\$ 343,542	\$ 200,000	\$ -	\$ 200,000	-	\$ -	\$ 200,000	\$ 54,252	\$ 289,290
Star Trail	3,200,733	500,000	-	500,000	-	-	500,000	3,200,733	-
Victory at Frontier	209,392	68,031	-	68,031	-	-	68,031	168,869	40,523
Pk Place, Prosper Hills, Prosper Meadow	1,406,859	1,022,502	-	1,022,502	-	-	1,022,502	-	1,406,859
Total Developer Reimbursements	<u>\$ 5,160,526</u>	<u>\$ 1,790,533</u>	<u>\$ -</u>	<u>\$ 1,790,533</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,790,533</u>	<u>\$ 3,423,854</u>	<u>\$ 1,736,672</u>
Transfer to Capital Project Fund	\$ -	\$ 4,300,000	\$ -	\$ 4,300,000	\$ -	\$ -	\$ 4,300,000	\$ -	
Total Transfers Out	<u>\$ -</u>	<u>\$ 4,300,000</u>	<u>\$ -</u>	<u>\$ 4,300,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,300,000</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 5,160,526</u>	<u>\$ 6,090,533</u>	<u>\$ -</u>	<u>\$ 6,090,533</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,090,533</u>	<u>\$ 3,423,854</u>	<u>\$ 1,736,672</u>
REVENUE OVER (UNDER) EXPENDITURES			\$ (2,640,533)	\$ 856,254					
Beginning Fund Balance October 1			7,566,307	7,566,307					
Ending Fund Balance Current Month			<u>\$ 4,925,774</u>	<u>\$ 8,422,561</u>					

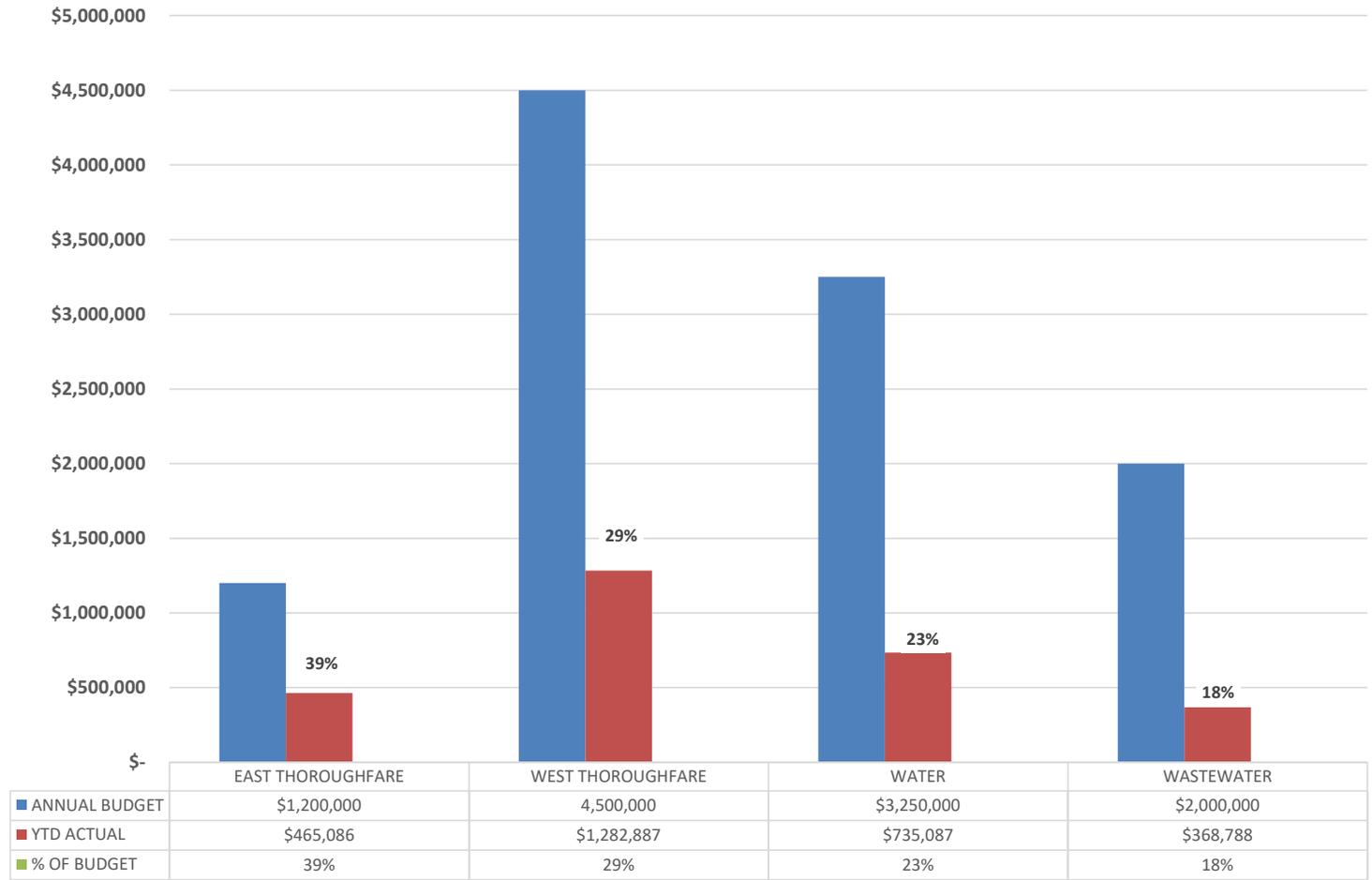
TOWN OF PROSPER, TEXAS  
 MONTHLY FINANCIAL REPORT  
 January 31, 2026

WASTEWATER IMPACT FEES FUND

Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
<b>REVENUES</b>								
Impact Fees Wastewater	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 368,788				
Interest Income	100,000	-	100,000	39,749				
Upper Trinity Equity Fee	300,000	-	300,000	47,500				
Total Revenues	<u>\$ 2,400,000</u>	<u>\$ -</u>	<u>\$ 2,400,000</u>	<u>\$ 456,037</u>				
<b>EXPENDITURES</b>								
Developer Reimbursements								
LaCima Developer Reimb	\$ 707,235	\$ 308,726	\$ -	\$ 308,726	\$ -	\$ -	\$ 308,726	\$ 414,818
All Storage Developer Reimb	454,900	150,000	-	150,000	-	-	150,000	54,180
Pk Place, Prosper Hills, Prosper Meadow	186,169	100,000	-	100,000	-	-	100,000	-
Total Developer Reimbursements	<u>\$ 1,348,304</u>	<u>\$ 558,726</u>	<u>\$ -</u>	<u>\$ 558,726</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 558,726</u>	<u>\$ 468,998</u>
Transfer to Capital Project Fund	\$ 2,568,378	\$ 2,568,378	\$ -	\$ 2,568,378	\$ -	\$ -	\$ 2,568,378	\$ -
Total Transfers Out	<u>\$ 2,568,378</u>	<u>\$ 2,568,378</u>	<u>\$ -</u>	<u>\$ 2,568,378</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,568,378</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 3,916,682</u>	<u>\$ 3,127,104</u>	<u>\$ -</u>	<u>\$ 3,127,104</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,127,104</u>	<u>\$ 468,998</u>
REVENUE OVER (UNDER) EXPENDITURES			\$ (727,104)	\$ 456,037				
Beginning Fund Balance October 1			2,580,569	2,580,569				
Ending Fund Balance Current Month			<u>\$ 1,853,465</u>	<u>\$ 3,036,606</u>				

# IMPACT FEE REVENUE

YTD Actual to Annual Budget



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**TIRZ #1 - BLUE STAR**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>									
Impact Fee Revenue:									
Water Impact Fees	\$ 50,000	\$ -	\$ 50,000	\$ 26,745	\$ 23,255	53%		\$ 46,611	-43%
Wastewater Impact Fees	700,000	-	700,000	101,592	598,408	15%		156,457	-35%
East Thoroughfare Impact Fees	50,000	-	50,000	9,178	40,822	18%		27,984	-67%
Property Taxes - Town (Current)	1,376,961	-	1,376,961	-	1,376,961	0%		-	0%
Property Taxes - Town (Rollback)	-	-	-	-	-	0%		-	0%
Property Taxes - County (Current)	295,022	-	295,022	-	295,022	0%		-	0%
Sales Taxes - Town	1,386,765	-	1,386,765	421,473	965,292	30%		398,002	6%
Sales Taxes - EDC	1,161,416	-	1,161,416	352,984	808,432	30%		333,327	6%
Interest Income	50,000	-	50,000	30,969	19,031	62%		34,818	-11%
Transfer In	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 5,070,164</b>	<b>\$ -</b>	<b>\$ 5,070,164</b>	<b>\$ 942,941</b>	<b>\$ 4,127,223</b>	<b>19%</b>		<b>\$ 997,198</b>	<b>-5%</b>
<b>EXPENDITURES</b>									
Professional Services	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000	0%		\$ -	0%
Developer Reimbursement	6,480,373	-	6,480,373	-	6,480,373	0%		-	0%
Transfers Out	-	-	-	-	-	0%		-	0%
<b>Total Expenses</b>	<b>\$ 6,483,373</b>	<b>\$ -</b>	<b>\$ 6,483,373</b>	<b>\$ -</b>	<b>\$ 6,483,373</b>	<b>0%</b>		<b>\$ -</b>	<b>0%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>			<b>\$ (1,413,209)</b>	<b>\$ 942,941</b>				<b>\$ 997,198</b>	
Beginning Fund Balance October 1			1,438,209	1,438,209				2,542,101	
Ending Fund Balance Current Month			<u>\$ 25,000</u>	<u>\$ 2,381,150</u>				<u>\$ 3,539,299</u>	

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**TIRZ #2**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>									
Property Taxes - Town (Current)	\$ 151,173	\$ -	\$ 151,173	\$ -	\$ 151,173	0%		\$ -	0%
Property Taxes - Town (Rollback)	-	-	-	-	-	0%		-	0%
Property Taxes - County (Current)	9,285	-	9,285	-	9,285	0%		-	0%
Sales Taxes - Town	2,200	-	2,200	383	1,817	17%		316	21%
Sales Taxes - EDC	2,200	-	2,200	383	1,817	17%		316	21%
Interest Income	1,500	-	1,500	595	905	40%		330	80%
<b>Total Revenue</b>	<b>\$ 166,358</b>	<b>\$ -</b>	<b>\$ 166,358</b>	<b>\$ 1,360</b>	<b>\$ 164,998</b>	<b>1%</b>		<b>\$ 962</b>	<b>41%</b>
<b>EXPENDITURES</b>									
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ -	0%
Developer Reimbursement	184,122	-	184,122	-	184,122	0%		-	0%
Transfers Out	-	-	-	-	-	0%		-	0%
<b>Total Expenditures</b>	<b>\$ 184,122</b>	<b>\$ -</b>	<b>\$ 184,122</b>	<b>\$ -</b>	<b>\$ 184,122</b>	<b>0%</b>		<b>\$ -</b>	<b>0%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>			<b>\$ (17,764)</b>	<b>\$ 1,360</b>				<b>\$ 962</b>	
Beginning Fund Balance October 1			42,764	42,764				25,751	
Ending Fund Balance Current Month			<u>\$ 25,000</u>	<u>\$ 44,124</u>				<u>\$ 26,713</u>	

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**CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Sales Tax - Town	\$ 3,426,536	\$ -	\$ 3,426,536	\$ 1,073,473	\$ -	\$ 2,353,063	31%		\$ 1,005,180	7%
Interest Income	1,200	-	1,200	460	-	740	38%		822	-44%
Other	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 3,427,736</b>	<b>\$ -</b>	<b>\$ 3,427,736</b>	<b>\$ 1,073,933</b>	<b>\$ -</b>	<b>\$ 2,353,803</b>	<b>31%</b>		<b>\$ 1,006,002</b>	<b>7%</b>
<b>EXPENDITURES</b>										
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ 764,180	-100%
Other	1,200	-	1,200	-	-	1,200	0%		715	-100%
Transfer Out	3,426,536	-	3,426,536	1,073,473	-	2,353,063	31%	1	-	0%
<b>Total Expenditures</b>	<b>\$ 3,427,736</b>	<b>\$ -</b>	<b>\$ 3,427,736</b>	<b>\$ 1,073,473</b>	<b>\$ -</b>	<b>\$ 2,354,263</b>	<b>31%</b>		<b>\$ 764,895</b>	<b>-200%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 460</b>					<b>\$ 241,107</b>	
Beginning Fund Balance October 1			263,479	263,479					398,065	
Ending Fund Balance Current Month			<u>\$ 263,479</u>	<u>\$ 263,939</u>					<u>\$ 639,172</u>	

Notes

- 1 Payroll costs will be transferred monthly.

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

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Sales Tax - Town	\$ 3,460,319	\$ -	\$ 3,460,319	\$ 1,073,133	\$ -	\$ 2,387,186	31%		\$ 1,004,576	7%
Interest Income	600	-	600	490	-	110	82%		128	284%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 3,460,919	\$ -	\$ 3,460,919	\$ 1,073,624	\$ -	\$ 2,387,295	31%		\$ 1,004,704	7%
<b>EXPENDITURES</b>										
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ 930,334	-100%
Other	2,400	-	2,400	-	-	2,400	0%		715	-100%
Transfer Out	3,458,519	-	3,458,519	1,073,133	-	2,385,386	31%	1	-	0%
Total Expenditures	\$ 3,460,919	\$ -	\$ 3,460,919	\$ 1,073,133	\$ -	\$ 2,387,786	31%		\$ 931,049	-200%
REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ -	\$ 490					\$ 73,655	
Beginning Fund Balance October 1			75,896	75,896					382,940	
Ending Fund Balance Current Month			<u>\$ 75,896</u>	<u>\$ 76,386</u>					<u>\$ 456,595</u>	

Notes

- 1 Payroll costs will be transferred monthly.

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**PARK DEDICATION AND IMPROVEMENT FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Park Dedication Fees	\$ 1,550,000	\$ -	\$ 1,550,000	\$ -	\$ -	\$ 1,550,000	0%		\$ -	0%
Park Improvement Fees	800,000	-	800,000	4,500	-	795,500	1%		360,000	-99%
Interest - Park Dedication	20,000	-	20,000	20,779	-	(779)	104%		14,997	39%
Interest - Park Improvement	20,000	-	20,000	13,873	-	6,127	69%		3,899	256%
Contributions/Grants	-	-	-	-	-	-	0%		-	0%
Transfers In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 2,390,000</b>	<b>\$ -</b>	<b>\$ 2,390,000</b>	<b>\$ 39,152</b>	<b>\$ -</b>	<b>\$ 2,350,848</b>	<b>2%</b>		<b>\$ 378,896</b>	<b>-90%</b>
<b>EXPENDITURES</b>										
Transfers Out - Park Dedication	\$ 1,400,000	\$ -	\$ 1,400,000	\$ -	\$ -	\$ 1,400,000	0%		\$ -	0%
Park Dedication	-	-	-	-	-	-	0%		-	0%
Transfers Out - Park Improvement	750,000	-	750,000	-	-	750,000	0%		-	0%
Park Improvement	-	-	-	-	-	-	0%		-	0%
<b>Total Expenditures</b>	<b>\$ 2,150,000</b>	<b>\$ -</b>	<b>\$ 2,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,150,000</b>	<b>0%</b>		<b>\$ -</b>	<b>0%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ 39,152</b>					<b>\$ 378,896</b>	
Beginning Fund Balance October 1			1,416,524	1,416,524					1,232,390	
Ending Fund Balance Current Month			<u>\$ 1,656,524</u>	<u>\$ 1,455,676</u>					<u>\$ 1,611,286</u>	

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**SPECIAL REVENUE FUNDS**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Interest Income	\$ 31,550	\$ -	\$ 31,550	\$ 19,895	\$ -	\$ 11,655	63%		\$ 105,502	-81%
Police Donation Revenue	15,500	-	15,500	6,854	-	8,646	44%		8,340	-18%
Cash Seizure Forfeiture	-	-	-	22,623	-	(22,623)	0%		1,621	1296%
Fire Donation Revenue	15,500	-	15,500	5,924	-	9,576	38%		5,385	10%
Child Safety Revenue	28,000	-	28,000	-	-	28,000	0%		1,394	-100%
Court Technology/Security Revenue	16,723	-	16,723	11,616	-	5,107	69%		10,030	16%
Municipal Jury revenue	170	-	170	131	-	40	77%		112	16%
Tree Mitigation	300,000	-	300,000	54,202	-	245,798	18%		14,805	266%
Escrow Income	-	-	-	-	-	-	0%		-	0%
LEOSE Revenue	3,000	-	3,000	-	-	3,000	0%		-	0%
60-A Inspection Revenue	-	-	-	1,960	-	(1,960)	0%		-	0%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 410,443</b>	<b>\$ -</b>	<b>\$ 410,443</b>	<b>\$ 123,204</b>	<b>\$ -</b>	<b>\$ 287,239</b>	<b>30%</b>		<b>\$ 147,189</b>	<b>-16%</b>
<b>EXPENDITURES</b>										
Police Donation Expense	\$ 25,000	\$ -	\$ 25,000	\$ 11,135	\$ -	\$ 13,865	45%		\$ 1,823	511%
Police Seizure Expense	23,000	-	23,000	7,278	-	15,722	32%		-	0%
Fire Donation Expense	10,000	-	10,000	555	-	9,445	6%		30,112	-98%
Child Safety Expense	80,000	-	80,000	2,695	1,982	75,323	6%		-	0%
Court Technology/Security Expense	25,060	-	25,060	-	-	25,060	0%		-	0%
Tree Mitigation Expense	-	-	-	-	-	-	0%		-	0%
LEOSE Expense	10,000	-	10,000	-	-	10,000	0%		-	0%
60-A Inspection Expense	-	-	-	-	-	-	0%		-	0%
Transfer Out (Escrow Funds)	-	-	-	-	-	-	0%		-	0%
Transfer Out (Tree Mitigation)	850,000	-	850,000	-	-	850,000	0%		-	0%
<b>Total Expenses</b>	<b>\$ 1,023,060</b>	<b>\$ -</b>	<b>\$ 1,023,060</b>	<b>\$ 21,663</b>	<b>\$ 1,982</b>	<b>\$ 999,415</b>	<b>2%</b>		<b>\$ 31,936</b>	<b>-32%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (612,617)</b>	<b>\$ -</b>	<b>\$ (612,617)</b>	<b>\$ 101,541</b>					<b>\$ 115,254</b>	
Beginning Fund Balance October 1			2,733,034	2,733,034					2,356,265	
Ending Fund Balance Current Month			<u>\$ 2,120,417</u>	<u>\$ 2,834,575</u>					<u>\$ 2,471,519</u>	

Notes

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**HOTEL OCCUPANCY TAX FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Hotel Occupancy Tax	\$ 302,675	\$ -	\$ 302,675	\$ -	\$ -	\$ 302,675	0%		\$ -	0%
Interest Income	2,000	-	2,000	-	-	2,000	0%		-	0%
Other	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 304,675</b>	<b>\$ -</b>	<b>\$ 304,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 304,675</b>	<b>0%</b>		<b>\$ -</b>	<b>0%</b>
<b>EXPENDITURES</b>										
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ -	0%
Hotel Occupancy Tax Rebate	100,892	-	100,892	-	-	100,892	0%		-	0%
Other	-	-	-	-	-	-	0%		-	0%
<b>Total Expenditures</b>	<b>\$ 100,892</b>	<b>\$ -</b>	<b>\$ 100,892</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,892</b>	<b>0%</b>		<b>\$ -</b>	<b>0%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 203,783</b>	<b>\$ -</b>	<b>\$ 203,783</b>	<b>\$ -</b>	<b>\$ -</b>				<b>\$ -</b>	
Beginning Fund Balance October 1				-	-				-	
Ending Fund Balance Current Month			<u>\$ 203,783</u>	<u>\$ -</u>					<u>\$ -</u>	

Notes  
 \* Holiday Inn Express opened November 13, 2025.

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**WATER-SEWER FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Water Charges for Services	\$ 27,821,398	\$ -	\$ 27,821,398	\$ 7,282,040	\$ -	\$ 20,539,358	26%	4	\$ 6,911,920	5%
Sewer Charges for Services	18,074,593	-	18,074,593	5,381,164	-	12,693,430	30%	4	4,407,730	22%
Licenses, Fees & Permits	193,000	-	193,000	165,829	-	27,171	86%		162,653	2%
Utility Billing Penalties	205,500	-	205,500	83,705	-	121,795	41%	2	101,191	-17%
Interest Income	350,000	-	350,000	152,841	-	197,159	44%		188,569	-19%
Other	691,700	-	691,700	269,459	-	422,241	39%		236,669	14%
Transfer In	-	-	-	-	-	-	0		-	0%
<b>Total Revenues</b>	<b>\$ 47,336,191</b>	<b>\$ -</b>	<b>\$ 47,336,191</b>	<b>\$ 13,335,037</b>	<b>\$ -</b>	<b>\$ 34,001,154</b>	<b>28%</b>		<b>\$ 12,008,732</b>	<b>11%</b>
<b>EXPENDITURES</b>										
Administration	\$ 996,176	\$ -	\$ 996,176	\$ 711,755	\$ 80,060	\$ 204,360	79%	3,5	\$ 614,156	16%
Debt Service	8,313,546	-	8,313,546	1,550	-	8,311,996	0%	1	1,035	50%
Water Purchases	15,819,798	-	15,819,798	3,757,182	-	12,062,616	24%	6	4,455,331	-16%
Wastewater Treatment Fees	6,035,065	-	6,035,065	2,881,854	-	3,153,211	48%		2,126,857	35%
Franchise Fee	2,172,380	-	2,172,380	654,671	-	1,517,709	30%		378,951	73%
Public Works	10,776,413	-	10,776,413	3,225,965	523,493	7,026,956	35%	3	3,036,643	6%
Transfer Out	1,829,753	-	1,829,753	609,918	-	1,219,835	33%		440,233	39%
<b>Total Expenses</b>	<b>\$ 45,943,131</b>	<b>\$ -</b>	<b>\$ 45,943,131</b>	<b>\$ 11,842,895</b>	<b>\$ 603,553</b>	<b>\$ 33,496,683</b>	<b>27%</b>		<b>\$ 11,053,206</b>	<b>7%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,393,060</b>	<b>\$ -</b>	<b>\$ 1,393,060</b>	<b>\$ 1,492,143</b>					<b>\$ 955,526</b>	
Beginning Working Capital October 1			15,641,775	15,641,775					12,212,476	
*Ending Working Capital			<u>\$ 17,034,835</u>	<u>\$ 17,133,918</u>					<u>\$ 13,168,002</u>	

**Notes**

- 1 Annual debt service payments are made in February and August.
- 2 FY25 initiatives to encourage auto-drafts and payment reminders have resulted in more timely payments and a reduction of penalties.
- 3 Contracts encumbered at the beginning of the year cause YTD percent to be higher than expected in early months.
- 4 Charges for services are low in the winter months and peak in summer causing revenues to show lower than expected in the early months of the fiscal year.
- 5 Property and Liability insurance paid early in the fiscal year causing higher than expected YTD percentages.
- 6 December invoice paid in January for prior year, resulting in a lower YTD amount in FY25 vs. FY26.
- \* Minimum Ending Working Capital balance for FY26 = \$10,637,474 (25%).

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**WATER-SEWER FUND**

	Jan-26		Jan-25		Growth % Change
	WATER	SEWER	WATER	SEWER	
# of Accts Residential	14,266	13,555	13,676	12,978	4.38%
# of Accts Commercial	528	492	477	431	12.33%
Consumption-Residential	109,723,370	93,640,998	86,684,580	88,589,630	16.03%
Consumption-Commercial	23,563,770	17,643,650	17,088,770	14,526,220	30.34%
Consumption-Commercial Irrigation	12,542,470		8,014,890		56.49%
Avg Total Res Water Consumption	7,680		6,340		21.14%
Billed (\$) Residential	\$ 901,424	\$ 1,124,926	\$ 703,920	\$ 928,685	24.12%
Billed (\$) Commercial	\$ 228,475	\$ 232,331	\$ 192,958	\$ 166,653	28.14%
Billed (\$) Commercial Irrigation	\$ 125,830		\$ 76,073		65.41%
<b>Total Billed (\$)</b>	<b>\$ 1,255,729</b>	<b>\$ 1,357,257</b>	<b>\$ 972,951</b>	<b>\$ 1,095,338</b>	<b>26.34%</b>

590  
51

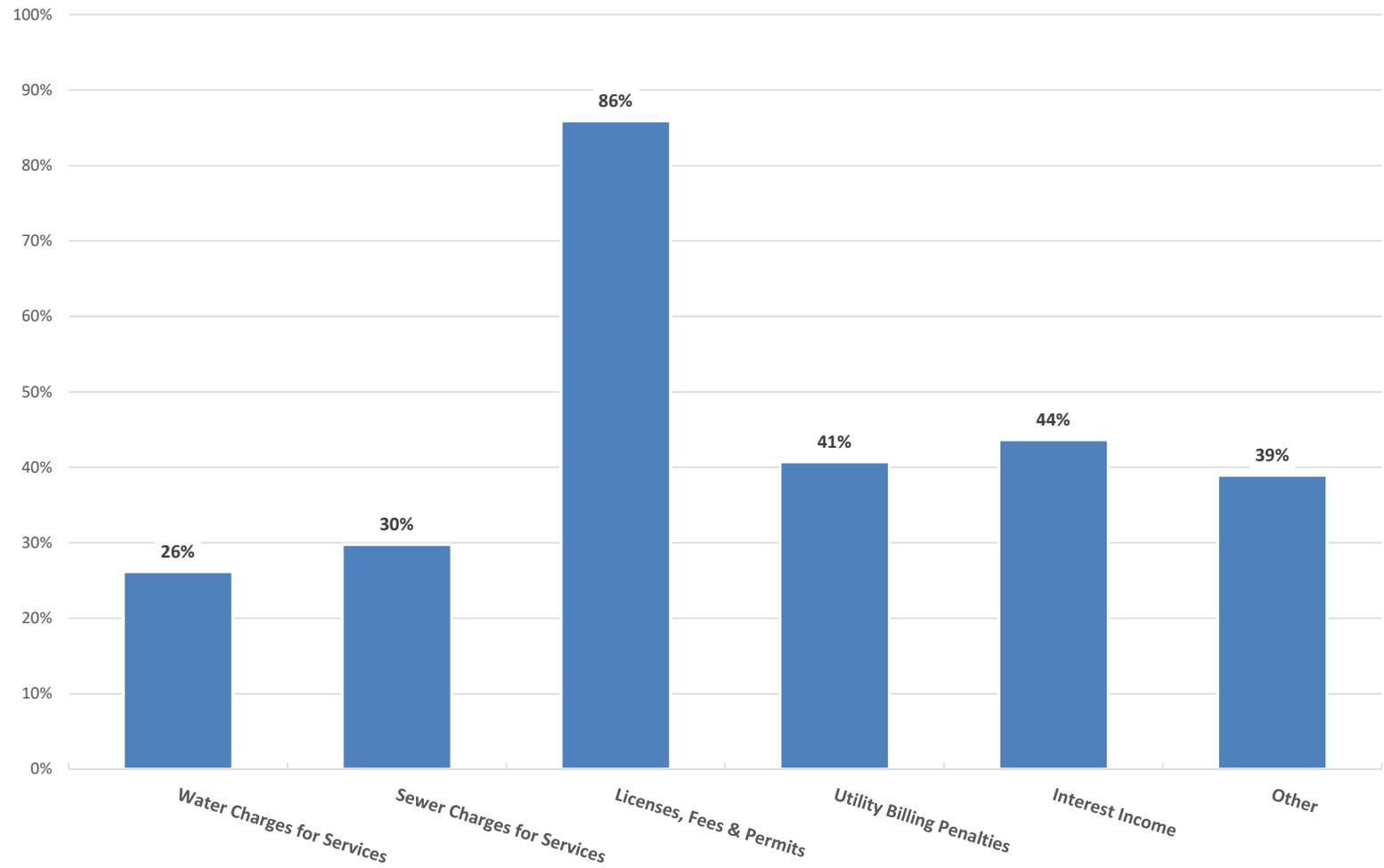
Month	FY2026			FY2025		
	Avg. Temp (°F)	# Rain Days	Rainfall (in)	Avg. Temp (°F)	# Rain Days	Rainfall (in)
October	73°	4	3.05	75°	1	0.41
November	63°	7	4.1	61°	9	4.09
December	54°	2	0.03	61°	13	5.91
January	47°	3	1.8	43°	6	5.94
February				49°	10	2.12
March				64°	7	1.31
April				69°	10	4.65
May				74°	10	6.07
June				82°	6	3.09
July				85°	11	2.58
August				85°	4	2.97
September				81°	6	3.08
<b>Annual</b>		<b>16</b>	<b>8.98</b>		<b>93</b>	<b>42.22</b>

Average Total Residential Water Consumption by Month				
Month	FY2026	FY2025	Five Year	
			Average	Cumulative Average
October	15,618	17,490	17,477	17,477
November	12,738	14,260	11,974	29,450
December	8,559	9,080	7,760	37,211
January	7,680	6,340	6,932	44,142
February		6,090	6,344	50,487
March		6,308	6,631	57,117
April		10,638	9,897	67,014
May		11,310	11,332	78,347
June		13,536	11,912	90,259
July		15,430	18,548	108,806
August		19,802	22,581	131,387
September		18,840	20,443	151,830
<b>TOTAL (gal)</b>	<b>44,595</b>	<b>149,124</b>	<b>151,830</b>	

Weather Data: <https://www.wunderground.com/history/monthly/KDAL/date/2025-11>

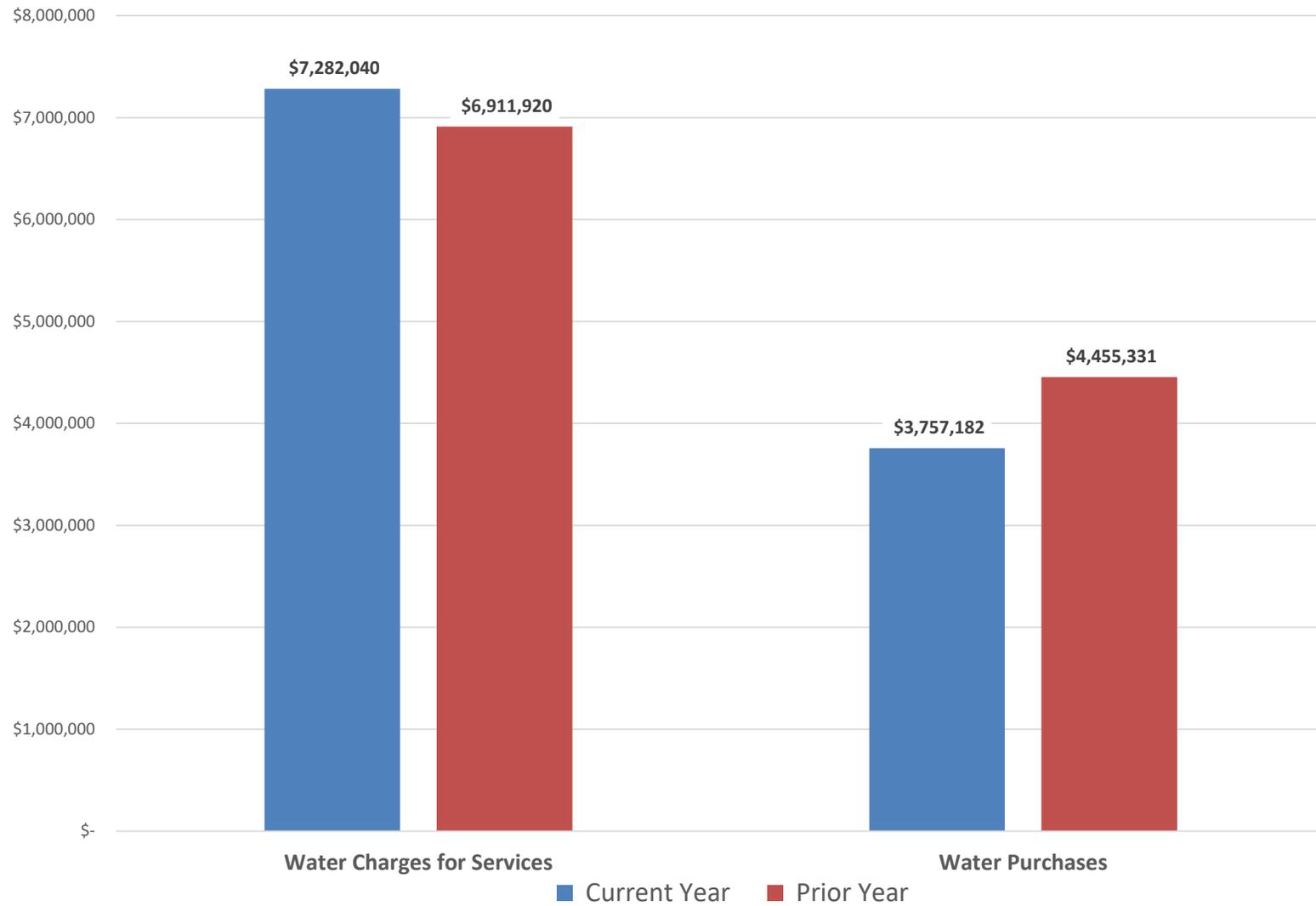
# WATER SEWER FUND

## REVENUE YTD % OF ANNUAL BUDGET



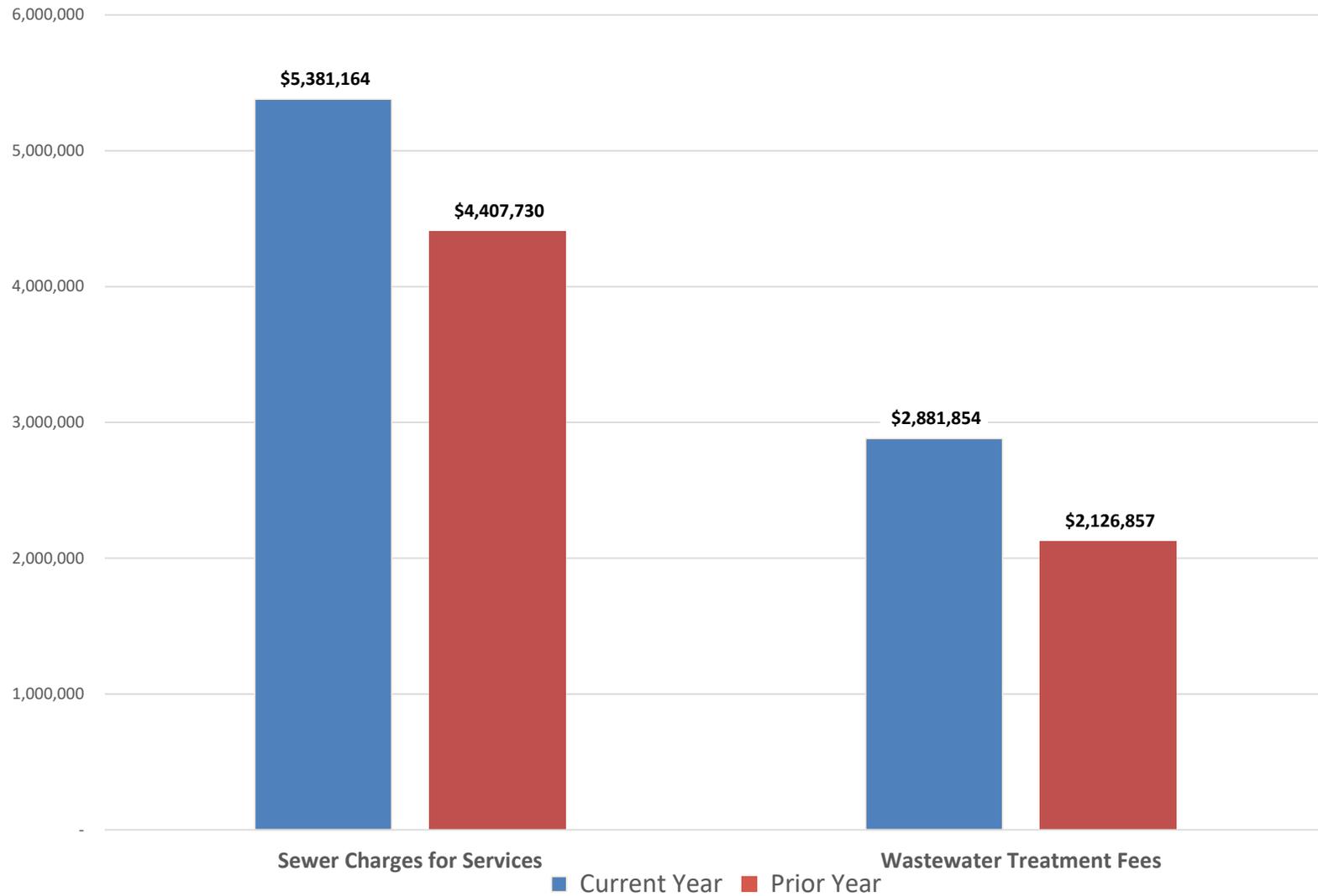
# WATER REVENUE AND EXPENSE

## Current YTD to Prior Year YTD Actual Comparison



# SEWER REVENUE AND EXPENSE

## Current YTD to Prior Year YTD Actual Comparison



*Due to the timing of payments, prior year Sewer Management Fees were paid in Nov-2024*

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**STORMWATER DRAINAGE UTILITY FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Storm Drainage Utility Fee	\$ 1,726,111	\$ -	\$ 1,726,111	\$ 462,265	\$ -	\$ 1,263,846	27%	3	\$ 322,843	43%
Drainage Review Fee	25,000	-	25,000	6,000	-	19,000	24%		-	0%
Interest Income	8,000	-	8,000	5,322	-	2,678	67%		3,625	47%
Other Revenue	-	-	-	16,500	-	(16,500)	0%		-	0%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenue</b>	<b>\$ 1,759,111</b>	<b>\$ -</b>	<b>\$ 1,759,111</b>	<b>\$ 490,087</b>	<b>\$ -</b>	<b>\$ 1,269,024</b>	<b>28%</b>		<b>\$ 326,468</b>	<b>50%</b>
<b>EXPENDITURES</b>										
Administration	\$ 558,690	\$ -	\$ 558,690	\$ 141,084	\$ -	\$ 417,606	25%		\$ 126,977	11%
Debt Service	220,338	-	220,338	-	-	220,338	0%	2	-	0%
Operating Expenditures	119,546	(990)	118,556	17,979	996	99,581	16%		7,561	138%
Capital	267,374	-	267,374	-	-	267,374	0%		-	0%
Transfers Out	229,954	-	229,954	9,985	-	219,969	4%	1	52,665	-81%
<b>Total Expenses</b>	<b>\$ 1,395,902</b>	<b>\$ (990)</b>	<b>\$ 1,394,912</b>	<b>\$ 169,048</b>	<b>\$ 996</b>	<b>\$ 1,224,868</b>	<b>12%</b>		<b>\$ 187,203</b>	<b>-10%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 363,209</b>	<b>\$ 990</b>	<b>\$ 364,199</b>	<b>\$ 321,039</b>					<b>\$ 139,265</b>	
Beginning Working Capital October 1			47,158	47,158					251,393	
Ending Working Capital Current Month			<u>\$ 411,357</u>	<u>\$ 368,197</u>					<u>\$ 390,658</u>	

Notes

- 1 Capital project funds are transferred as needed; General fund transfers are made monthly.
- 2 Annual debt service payments are made in February and August.
- 3 Stormwater fees raised for FY2026.

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**SOLID WASTE FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Sanitation Charges for Services	\$ 3,938,626	\$ -	\$ 3,938,626	\$ 1,348,939	\$ -	\$ 2,589,687	34%	2	\$ 1,084,333	24%
Interest Income	3,500	-	3,500	3,878	-	(378)	111%		1,868	108%
Transfer In	-	-	-	-	-	-	0%		-	0%
<b>Total Revenues</b>	<b>\$ 3,942,126</b>	<b>\$ -</b>	<b>\$ 3,942,126</b>	<b>\$ 1,352,817</b>	<b>\$ -</b>	<b>\$ 2,589,309</b>	<b>34%</b>		<b>\$ 1,086,201</b>	<b>25%</b>
<b>EXPENDITURES</b>										
Administration	\$ 75,588	\$ (30,000)	\$ 45,588	\$ 19,031	\$ -	\$ 26,557	42%		\$ 20,069	-5%
Sanitation Collection	3,445,196	-	3,445,196	896,652	2,548,544	-	100%	1	698,749	28%
Capital Expenditure	-	-	-	-	-	-	0%		-	0%
Debt Service	257,501	-	257,501	85,833	-	171,668	33%		85,833	0%
Transfer Out	195,951	30,000	225,951	55,317	-	170,634	24%		-	0%
<b>Total Expenses</b>	<b>\$ 3,974,236</b>	<b>\$ -</b>	<b>\$ 3,974,236</b>	<b>\$ 1,056,833</b>	<b>\$ 2,548,544</b>	<b>\$ 368,859</b>	<b>91%</b>		<b>\$ 804,651</b>	<b>31%</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (32,110)</b>	<b>\$ -</b>	<b>\$ (32,110)</b>	<b>\$ 295,983</b>					<b>\$ 281,550</b>	
Beginning Working Capital October 1			168,668	168,668					52,403	
Ending Working Capital			<u>\$ 136,558</u>	<u>\$ 464,651</u>					<u>\$ 333,953</u>	

Notes

- 1 Full trash collection budget encumbered. Actual YTD spend is under expected percentage.
- 2 Town adopted a weekly bulk service pickup in February 2025.

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**VEHICLE AND EQUIPMENT REPLACEMENT FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Charges for Services	\$ 1,566,797	\$ 5,267	\$ 1,572,064	\$ 524,021	\$ -	\$ 1,048,043	33%		\$ 524,021	0%
Grant Revenue	-	-	-	-	-	-	0%		-	0%
Other Reimbursements	-	-	-	57,400	-	(57,400)	0%		-	0%
Interest Income	250,000	-	250,000	58,964	-	191,036	24%		76,994	-23%
Auction Proceeds	150,000	-	150,000	7,750	-	142,250	5%		107,500	-93%
Total Revenue	\$ 1,966,797	\$ 5,267	\$ 1,972,064	\$ 648,135	\$ -	\$ 1,323,929	62%		\$ 708,515	-116%
<b>EXPENDITURES</b>										
Vehicle Replacement	\$ 1,972,462	\$ 400	\$ 1,972,862	\$ 126,303	\$ 6,429,866	\$ (4,583,307)	332%	1	\$ 287,131	-56%
Equipment Replacement	77,706	1,089,094	1,166,800	587,255	221,179	358,366	69%	1	128,928	355%
Technology Replacement	1,089,094	(1,089,094)	-	-	-	-	0%		-	0%
Total Expenditures	\$ 3,139,262	\$ 400	\$ 3,139,662	\$ 713,558	\$ 6,651,045	\$ (4,224,940)	235%		\$ 416,059	72%
REVENUE OVER (UNDER) EXPENDITURES	\$ (1,172,465)	\$ 4,867	\$ (1,167,598)	\$ (65,422)					\$ 292,456	
Beginning Fund Balance October 1			5,210,166	5,210,166					6,055,897	
Ending Fund Balance Current Month			<u>\$ 4,042,568</u>	<u>\$ 5,144,744</u>					<u>\$ 6,348,353</u>	

Notes

1 Contracts encumbered at the beginning of the year cause YTD percent to be higher than expected in early months.

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**HEALTH INSURANCE FUND**

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
<b>REVENUES</b>										
Health Charges	\$ 7,231,912	\$ -	\$ 7,231,912	\$ 1,559,350	\$ -	\$ 5,672,562	22%	1	\$ 1,766,149	-12%
Cobra and Stop Loss Reimbursements	300,000	-	300,000	69,069	-	230,931	23%		142,499	-52%
Interest Income	20,000	-	20,000	1,836	-	18,164	9%		2,876	-36%
Transfers In	710,000	-	710,000	-	-	710,000	0%			
Total Revenue	\$ 8,261,912	\$ -	\$ 8,261,912	\$ 1,630,255	\$ -	\$ 6,631,657	20%		\$ 1,911,524	-15%
<b>EXPENDITURES</b>										
Contractual Services	\$ 133,911	\$ -	\$ 133,911	\$ 52,215	\$ -	\$ 81,696	39%		\$ 36,202	44%
Employee Health Insurance/Claims	8,371,480	-	8,371,480	1,957,349	-	6,414,131	23%		2,236,077	-12%
Total Expenditures	\$ 8,505,391	\$ -	\$ 8,505,391	\$ 2,009,565	\$ -	\$ 6,495,826	24%		\$ 2,272,279	-12%
REVENUE OVER (UNDER) EXPENDITURES	\$ (243,479)	\$ -	\$ (243,479)	\$ (379,310)					\$ (360,755)	
Beginning Fund Balance October 1			435,819	435,819					148,135	
Ending Fund Balance Current Month			<u>\$ 192,340</u>	<u>\$ 56,509</u>					<u>\$ (212,620)</u>	

Notes

1 Health Charges expected to increase later in the FY. New plan year starts January 2026. Additional staff budgeted February 2026.

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GOVERNMENTAL CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
REVENUES								
Property Taxes - Capital Dedicated		\$ 10,500,000	\$ (10,500,000)	\$ -	\$ 9,227,562			
Contributions/Interlocal Revenue		3,600,000	-	3,600,000	-			
Bond Proceeds - 2026 GO Bonds		23,297,062	-	23,297,062	-			
Interest Income		3,000,000	-	3,000,000	1,196,261			
Transfers In - Impact Fee Funds		5,500,000	-	5,500,000	-			
Transfers In - Tree Mitigation		850,000	-	850,000	-			
Transfers In - Park Dedication/Improvement		2,150,000	-	2,150,000	-			
Grants		-	-	-	547,284			
Other Revenue		-	-	-	7,287			
Transfers In		-	-	-	-			
Total Revenues		\$ 48,897,062	\$ (10,500,000)	\$ 38,397,062	\$ 10,978,394			

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GOVERNMENTAL CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
<b>EXPENDITURES</b>								
<b>Street &amp; Traffic Projects</b>								
<u>Street Projects</u>								
First Street (DNT - Coleman)	\$ 24,758,067	\$ -	\$ -	\$ 24,758,067	\$ 3,187	\$ 87,046	\$ 3,466,462	\$ 21,201,373
Coit Road (First-Frontier)	27,789,900	-	(6,881,407)	20,908,493	2,086,201	8,899,628	2,286,547	7,636,117
DNT Main Lane (US 380 - FM 428)	7,671,186	-	-	7,671,186	2,557,062	-	5,114,123	1
Fishtrap (Elem-DNT)	32,230,732	-	-	32,230,732	71,779	461,859	31,499,530	197,563
Teel (US380 Intersection Improv.)	-	-	493,527	493,527	493,527	-	-	-
First Street (Coit-Custer) 4 Lanes	26,563,812	-	-	26,563,812	210	-	26,372,036	191,567
Preston Road / First Street Dual Le	900,000	-	-	900,000	-	22,077	71,523	806,400
Craig Street (Preston - Fifth)	750,000	4,400,000	-	5,150,000	37,665	32,393	719,042	4,360,900
Coleman (Gorgeous - Talon)	4,022,596	15,500,000	1	19,522,597	133,133	191,152	2,847,712	16,350,600
Legacy (Prairie - Fishtrap) - 4 lan	10,000,000	-	904,963	10,904,963	-	-	10,171,519	733,444
Teel Parkway (US 380 - Fishtrap Rd)	6,040,289	-	-	6,040,289	1,237	-	6,056,103	(17,051)
Coit Road / US 380 SB Dual Left Tur	27,917	-	-	27,917	2,064	-	23,986	1,867
Parvin (FM 1385 - Legacy)	500,000	-	-	500,000	-	-	500,000	-
Street Impact Fee Analysis	105,627	-	-	105,627	1,750	121	57,110	46,645
US 380 Deceleration Lanes - Denton	500,000	-	-	500,000	-	-	43,600	456,400
Safety Way (Cook - Technology)	800,000	-	-	800,000	-	-	454,085	345,915
Gorgeous/McKinley	700,000	-	-	700,000	-	-	608,940	91,060
First Street (Coleman - Craig)	2,500,000	-	-	2,500,000	-	63,489	516,408	1,920,103
Gee Road (US 380 - FM 1385) - 2 NB	3,900,000	1,100,000	-	5,000,000	6,838	144,014	1,590,688	3,258,460
Frontier Parkway (Legacy - DNT)	300,000	-	-	300,000	-	-	300,000	-
Star Trail, Phase 5: Street Repairs	1,450,000	-	-	1,450,000	-	300,000	-	1,150,000
Prosper Trail (Coit - Custer) - 2 W	1,400,000	-	-	1,400,000	54,308	130,515	578,178	637,000
Windsong Parkway/US 380 Dual Left T	152,620	-	-	152,620	-	-	73,318	79,302
Legacy Drive (Prosper Tr. to P	-	-	10,000	10,000	-	-	167	9,833
Coleman St (First-Georgeous)	660,000	-	-	660,000	-	278,698	381,902	(600)
Teel Parkway (First-Freeman)	855,510	-	26,690	882,200	-	235,847	619,844	26,510
Legacy (First St. - Prosper Tr	200,000	-	-	200,000	134,800	-	-	65,200
Legacy (First St. - Prosper Tr	550,000	-	-	550,000	-	-	-	550,000
Prosper Trail (Legacy - DNT)	1,200,000	-	-	1,200,000	124,245	596,450	260,306	219,000
Roundabout Peer Review and Tho	28,500	-	-	28,500	-	4,463	24,038	-
West Gorgeous (McKinley-Colema	230,000	-	-	230,000	14,611	124,257	84,128	7,004
Godwin Parkway (DNT - BNSF RR)	-	2,000,000	-	2,000,000	-	-	-	2,000,000
Whitley Place/First St. - Open Spac	-	250,000	-	250,000	-	-	-	250,000
Unprogrammed Future Projects	522,874	-	(361,250)	161,624	-	-	-	161,624

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GOVERNMENTAL CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
<b>Street &amp; Traffic Projects</b>								
<u>Traffic Projects</u>								
Fifth Street Quiet Zone	500,000	-	-	500,000	-	-	-	500,000
Traffic Signal - Fishtrap & Artesia	525,000	140,000	-	665,000	1,305	6,707	323,079	333,909
Median Lighting US 380 (Mahard-Love)	300,000	-	-	300,000	-	-	-	300,000
Traffic Signal - DNT/Frontier	281,500	-	-	281,500	-	56,637	213,560	11,303
Traffic Signal - Teel Pkway & Prair	525,000	140,000	(1,280)	663,720	-	521,774	39,304	102,642
Traffic Signal Acacia Parkway/Gee R	667,573	-	-	667,573	2,500	18,680	645,373	1,020
Traffic Signal First Street/Legacy	992,259	-	1,280	993,539	-	745,311	246,948	1,280
Opticom Repair/Installation	85,000	-	-	85,000	-	6,960	75,597	2,443
Gee/Lockwood Pedestrian Hybrid	357,113	-	-	357,113	49,653	186,790	113,650	7,020
First/Copper Canyon Pedestrian	331,054	-	-	331,054	49,653	164,254	108,867	8,280
First/Chaucer Pedestrian Hybri	316,374	-	-	316,374	49,653	151,774	106,658	8,290
Tr. Signal (Denton-Fishtrap)	390,428	-	-	390,428	-	-	377,974	12,454
Traffic Improvement Projects (	767,160	1,500,000	-	2,267,160	5,655	-	-	2,261,505
Traffic Signal Communications P	495,000	-	-	495,000	-	-	-	495,000
Traffic Signal - Legacy & Prai	525,000	140,000	-	665,000	-	-	-	665,000
School Zone Flashers	140,544	-	-	140,544	-	-	140,544	-
Traffic Equipment	15,928	-	-	15,928	-	-	15,928	-
Crosswalk Development Projects	140,000	-	-	140,000	57,839	5,101	62,984	14,076
Traffic Signal - Legacy & Prosper T	-	85,000	-	85,000	-	-	-	85,000
Traffic Signal - Legacy & Starwood	-	85,000	-	85,000	-	-	-	85,000
<b>Total Street &amp; Traffic Projects</b>	<b>\$ 164,664,563</b>	<b>\$ 25,340,000</b>	<b>\$ (5,807,476)</b>	<b>\$ 184,197,086</b>	<b>\$ 5,938,874</b>	<b>\$ 13,435,993</b>	<b>\$ 97,191,761</b>	<b>\$ 67,630,459</b>

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	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
<b>Park Projects</b>								
<u>Neighborhood Park</u>								
Windsong Park #3	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ 307,824	\$ -	\$ -	\$ 42,176
Lakewood Preserve, Phase 2	5,587,255	-	(1)	5,587,255	8,889	5,499	5,563,948	8,919
Downtown Park (Broadway/Parvin)	1,158,240	200,000	(120,000)	1,238,240	4,085	535,008	99,058	600,089
Raymond Community Park Dam Repair	-	350,000	-	350,000	-	101,000	-	249,000
Playground Shade Structures - Lakew	-	200,000	-	200,000	-	-	-	200,000
Security Cameras - Raymond Communit	-	250,000	-	250,000	-	-	-	250,000
Pecan Grove & Whitley Place HOA Irr	-	125,000	-	125,000	-	-	-	125,000
Mirabella Park (Tellus)	-	500,000	-	500,000	-	-	-	500,000
Creekside Park (Shaddock)	-	445,000	-	445,000	-	-	-	445,000
<u>Trails</u>								
Doe Branch Trail Connections	1,684,000	-	-	1,684,000	68,534	372,221	124,111	1,119,134
<u>Downtown Improvements</u>								
Downtown Improvements	329,383	-	9,930	339,313	75,557	16,668	239,166	7,922
Downtown Monumentation	164,700	-	40,531	205,231	-	40,890	164,341	-
Downtown Monumentation, Broadway &	370,000	255,000	(43,461)	581,539	-	305	-	581,234
Prosper Parking Lot and Alley Impro	552,500	-	(1,000)	551,500	555	21,950	100,550	428,445
<u>Community Park</u>								
Raymond Community Park	24,787,000	128,000	390,000	25,305,000	3,616,700	2,145,229	17,375,181	2,167,889
Raymond Comm. Park, Trail/Brid	916,802	-	-	916,802	-	916,535	-	267
Froniter Park Pond Repairs	473,000	-	-	473,000	-	33,768	420,123	19,109
Frontier Park Concrete Repairs	120,000	-	-	120,000	-	-	-	120,000
Parks & Recreation Admin Facil	80,000	-	-	80,000	-	-	72,803	7,197
Doe Branch Property Masterplan	140,000	-	-	140,000	30,150	21,750	82,700	5,400
Dream Park	-	3,000,000	-	3,000,000	84	2,057,990	-	941,926
Playgr. Shade Struct.-Pecan Gr	160,000	-	-	160,000	-	-	158,923	1,077
<u>Median/ Landscape Screening</u>								
US 380 Green Ribbon Lndscp- Irrigat	2,295,000	-	-	2,295,000	319,629	217,895	1,281,909	475,567
Mahard Medians	-	500,000	-	500,000	7,200	42,800	-	450,000
Prairie Medians	-	250,000	-	250,000	-	50,000	-	200,000
Richland Median Lndscp (Prosper Com	-	150,000	-	150,000	-	-	-	150,000
Prosper Trail Screening (Preston -	550,000	-	-	550,000	45,739	29,836	472,986	1,439
Parks Master Plan Update	140,000	-	-	140,000	-	-	132,707	7,293
Unprogrammed Future Projects	400,190	-	(333,333)	66,857	-	-	-	66,857
<b>Total Park Projects</b>	<b>\$ 40,258,070</b>	<b>\$ 6,353,000</b>	<b>\$ (57,334)</b>	<b>\$ 46,553,736</b>	<b>\$ 4,484,946</b>	<b>\$ 6,609,344</b>	<b>\$ 26,288,505</b>	<b>\$ 9,170,940</b>

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	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
<b>Facility Projects</b>								
<u>Public Safety</u>								
Fire Station #4 Design	\$ 950,680	\$ -	\$ -	\$ 950,680	\$ 47,833	\$ 61,052	\$ 856,971	\$ (15,175)
Fire Station #4 Other Developm	413,422	-	-	413,422	4,621	28,111	111,496	269,195
Fire Station #4 Construction	11,610,003	-	-	11,610,003	3,064,389	1,863,768	6,534,244	147,602
Fire Station #4 (FF&E)	700,000	-	-	700,000	111,000	210,155	-	378,845
Public Safety Fiber Ring	1,000,000	-	-	1,000,000	-	76,621	-	923,380
PD Needs Assessment	78,740	-	1	78,741	11,775	-	66,966	-
Town Hall HVAC Unit	-	-	61,933	61,933	-	61,933	-	-
Repairs Fire Station 2	-	-	57,429	57,429	57,429	-	-	-
Central Fire BAS System	-	-	65,732	65,732	-	65,732	-	-
Fire Station 2 BAS System	-	-	16,435	16,435	7,540	8,895	-	-
Fire Station 3 BAS System	-	-	39,694	39,694	26,140	13,554	-	-
Quint Fire Engine (New Central Fire	1,495,000	-	-	1,495,000	-	-	1,469,880	25,120
Ambulance (New Central Fire Station	495,000	-	-	495,000	-	-	487,388	7,612
Fire Engine Station #4	1,250,000	-	-	1,250,000	-	-	1,246,418	3,582
Ambulance Station #4	552,000	-	-	552,000	-	-	551,600	401
<u>Non-Public Safety</u>								
Parks & Public Works, Phase 1	5,802,938	5,397,062	7,881,407	19,081,407	118,920	17,134,570	777,468	1,050,449
Finish Out Interior Spaces Town Hal	685,416	-	-	685,416	104,028	161,663	419,725	-
Library Master Pan	130,000	-	-	130,000	8,600	5,389	116,011	-
Town Hall Repairs - N. Parking	290,892	-	-	290,892	37,466	202,937	50,489	-
Facility Improvement Projects	-	300,000	(241,223)	58,777	-	-	-	58,777
Unprogrammed Future Projects	511,916	-	(333,333)	178,583	-	-	-	178,583
<b>Total Facility Projects</b>	<b>\$ 25,966,007</b>	<b>\$ 5,697,062</b>	<b>\$ 7,548,075</b>	<b>\$ 39,211,144</b>	<b>\$ 3,599,739</b>	<b>\$ 19,894,379</b>	<b>\$ 12,688,657</b>	<b>\$ 3,028,371</b>
<b>Transfer Out</b>								
CIP Salaries - Streets	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -
CIP Salaries - Parks	-	300,000	-	300,000	300,000	-	-	-
CIP Salaries - Facilities	-	300,000	-	300,000	300,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 230,888,640</b>	<b>\$ 38,390,062</b>	<b>\$ 1,683,265</b>	<b>\$ 270,961,966</b>	<b>\$ 15,023,559</b>	<b>\$ 39,939,716</b>	<b>\$ 136,168,922</b>	<b>\$ 79,829,770</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>				<b>\$ (232,564,904)</b>	<b>\$ (4,045,165)</b>			
<b>Beginning Fund Balance (Restricted for Capital Projects) October 1</b>				<b>79,149,405</b>	<b>79,149,405</b>			
<b>Ending Fund Balance (Restricted for Capital Projects) Current Month</b>				<b>\$ (153,415,499)</b>	<b>\$ 75,104,240</b>			

TOWN OF PROSPER, TEXAS  
MONTHLY FINANCIAL REPORT  
January 31, 2026

UTILITY CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Year Expenditure	Project Budget Balance
<b>REVENUES</b>								
Interest Income		\$ 807,800	\$ -	\$ 807,800	\$ 769,734			
Bond Proceeds		26,538,619	-	26,538,619	-			
Grant Revenue		-	-	-	-			
Transfers In		-	-	-	-			
Transfers In - Impact Fee Funds		6,868,378	-	6,868,378	-			
Transfers In - Drainage Fund		200,000	-	200,000	-			
Total Revenues		<u>\$ 34,214,797</u>	<u>\$ -</u>	<u>\$ 34,214,797</u>	<u>\$ 769,734</u>			
<b>EXPENDITURES</b>								
<b>Water Projects</b>								
Lower Pressure Plane 42"	\$ 18,931,100	\$ -	\$ (420,550)	\$ 18,510,550	\$ -	\$ -	\$ 18,510,550	\$ -
LPP Water Line Phase, 2A	9,000,000		(1,080,312)	7,919,688	42	-	7,919,646	-
Water Line Relocation-Frontier Park	6,900,000	-	-	6,900,000	2,611,039	1,448,638	1,554,570	1,285,753
Parks & Public Works, Phase 1	5,600,000	-	2,395,576	7,995,576	59,460	7,632,519	388,007	(84,409)
DNT (Prosper Trail - Frontier Parkw	23,785	-	-	23,785	-	-	3,585	20,200
Water Impact Fee Analysis	105,627	-	-	105,627	-	139	105,487	-
DNT Water Line Relocation	37,019	-	-	37,019	-	-	25,127	11,893
5 MG Ground Storage Tank	8,100,000	5,695,000	-	13,795,000	90,016	196,318	524,677	12,983,990
Craig Street 2 MG EST Rehabili	460,000	2,540,000	-	3,000,000	30,824	264,821	73,305	2,631,050
First Street (DNT - Coleman) - 12"	-	2,500,000	-	2,500,000	-	-	-	2,500,000
US 380 30-inch Water/8" WW Line Rel	-	1,800,000	-	1,800,000	-	1,018,600	-	781,400
Godwin Pkwy Materials	-	-	261,980	261,980	261,980	-	-	-
Unprogrammed Future Projects	356,728	-	-	356,728	-	-	-	356,728
<b>Wastewater Projects</b>								
Doe Branch Parallel Interceptor	16,253,327	-	-	16,253,327	-	-	3,750,000	12,503,327
Upper Doe Branch WW Line	8,025,000	-	(1,061,980)	6,963,021	715,679	1,644,109	4,573,501	29,731
Sewer Impact Fee Analysis	115,947	-	-	115,947	-	139	115,807	-
Doe Branch, Phase 3 WWTP	104,946,277	-	-	104,946,277	-	3,835	33,636,712	71,305,730
Wilson Creek WW Line	400,000	-	(94,714)	305,286	-	-	305,286	-
Denton ISD WW Line Reimburseme	531,622	-	-	531,622	-	-	-	531,622
Total Water & Wastewater Projects	<u>\$ 179,786,432</u>	<u>\$ 12,535,000</u>	<u>\$ -</u>	<u>\$ 192,321,431</u>	<u>\$ 3,769,039</u>	<u>\$ 12,209,118</u>	<u>\$ 71,486,261</u>	<u>\$ 104,857,015</u>
<b>Drainage Projects</b>								
Old Town Regional Retention Pond #2	\$ 98,386	\$ 200,000	\$ -	\$ 298,386	\$ -	\$ -	\$ 48,323	\$ 250,063
Doe Branch Creek Erosion Control	225,000	-	-	225,000	-	14,472	183,560	26,968
Total Drainage Projects	<u>\$ 323,386</u>	<u>\$ 200,000</u>	<u>\$ -</u>	<u>\$ 523,386</u>	<u>\$ -</u>	<u>\$ 14,472</u>	<u>\$ 231,883</u>	<u>\$ 277,031</u>
<b>Transfer Out</b>								
CIP Salaries - Water	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
CIP Salaries - Wastewater	-	200,000	-	200,000	200,000	-	-	-
Total Expenses	<u>\$ 180,109,818</u>	<u>\$ 13,235,000</u>	<u>\$ -</u>	<u>\$ 193,344,817</u>	<u>\$ 4,269,039</u>	<u>\$ 12,223,590</u>	<u>\$ 71,718,144</u>	<u>\$ 105,134,046</u>
REVENUE OVER (UNDER) EXPENDITURES				\$ (159,130,020)	\$ (3,499,306)			
Beginning Fund Balance (Restricted for Capital Projects) October 1				95,644,027	95,644,027			
Ending Fund Balance (Restricted for Capital Projects) Current Month				<u>\$ (63,485,993)</u>	<u>\$ 92,144,721</u>			



## TOWN SECRETARY

**To: Mayor and Town Council**

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

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

**Re: Canceling the May General Election**

**Town Council Meeting – February 24, 2026**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon an Ordinance canceling the May 2, 2026, General Election.

**Description of Agenda Item:**

In accordance with the Texas Election Law, the filing period deadline for casting a place on the May 2, 2026, General Election ballot was Friday, February 13 and the write-in deadline was Tuesday, February 17. No other applications for a place on the ballot were received for Place 3 and Place 5 therefore, allowing the Town to cancel the May General Election.

**Budget Impact:**

Due to cancellation, the Town will see cost savings in Election Expenses funded through account 11011010-58700.

**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: English & Spanish
2. Certification of Unopposed Candidates

**Town Staff Recommendation:**

Town Staff recommend the Town Council approve an Ordinance canceling the May 2, 2026, General Election.

**Proposed Motion:**

I move to approve an Ordinance canceling the May 2, 2026, General Election.

## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 2026-XX

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, CANCELING THE GENERAL ELECTION SCHEDULED TO BE HELD ON MAY 2, 2026, FOR THE PURPOSE OF ELECTING COUNCILMEMBER PLACE 3 AND COUNCILMEMBER PLACE 5; DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; ORDERING THE POSTING OF THIS ORDINANCE AT TOWN HALL ON ELECTION DAY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance No. 2026-04, was adopted by the Town Council on February 10, 2026, for the purpose of electing Councilmember Place 3 and Councilmember Place 5 to the Prosper Town Council; and

**WHEREAS**, the election is for officers of the Town in which write-in votes may be counted only for names appearing on a list of write-in candidates and in which each candidate whose name is to appear on the ballot is unopposed; and

**WHEREAS**, the filing deadlines for name placement on the ballot and declaration of write-in candidacy have passed; and

**WHEREAS**, the Town Council has received the Town Secretary's certification that each candidate is unopposed for the election; and,

**WHEREAS**, Section 2.053(a) of the Texas Election Code authorizes the governing body to declare each unopposed candidate elected to office and to cancel the election.

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

**SECTION 1.**

The General Election for the purpose of electing a Councilmember Place 3 and Council Place 5 previously called for May 2, 2026, is hereby canceled.

**SECTION 2.**

The following candidates, who are unopposed for the May 2, 2026, General Election, are hereby declared elected to office and shall be issued a certificate of election:

Councilmember Place 3	Amy Bartley
Councilmember Place 5	Doug Charles

**SECTION 3.**

Pursuant to Section 2.053 of the Texas Election Code, the Town Secretary shall post a copy of this ordinance on Election Day, at the polling place used or that would have been used in the election.

**SECTION 4.**

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the code of Ordinances, as amended hereby, be judged or held to be void or

unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 5.**

This ordinance shall take effect immediately in accordance with the provisions of the Charter of the Town of Prosper, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, COLLIN AND DENTON COUNTIES, TEXAS, ON THIS THE 24TH DAY OF FEBRUARY, 2026.**

**APPROVED:**

\_\_\_\_\_  
**David F. Bristol, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**

**UNA ORDENANZA DEL CONCEJO MUNICIPAL DE LA CUIDAD DE PROSPER, TEXAS, QUE CANCELA LAS ELECCIONES GENERALES PROGRAMADAS PARA EL 2 DE MAYO DE 2026, CON EL FIN DE ELEGIR UN MIEMBRO DEL CONCEJO DEL LUGAR 3 Y MIEMBRO DEL CONCEJO DEL LUGAR 5; DECLARAR A CADA CANDIDATO SIN OPOSICIÓN ELEGIDO PARA EL CARGO; ORDENAR LA PUBLICACIÓN DE ESTA ORDENANZA EN EL AYUNTAMIENTO EL DÍA DE LAS ELECCIONES; PROPORCIONAR UNA CLÁUSULA DE DIVISIBILIDAD; Y PREVIENDO UNA FECHA EFECTIVA.**

**MIENTRAS**, la Ordenanza Núm. 2026-04, fue adoptada por el Concejo Municipal el 10 de febrero de 2026, con el propósito de elegir un Miembro del Consejo del Lugar 3 y un Miembro del Consejo del Lugar 5 para el Concejo Municipal de Prosper; y

**MIENTRAS**, la elección es para funcionarios de la ciudad en la que los votos por escrito se pueden contar solo para los nombres que aparecen en una lista de candidatos por escrito y en la que cada candidato cuyo nombre debe aparecer en la boleta no tiene oposición; y

**MIENTRAS**, han pasado los plazos de presentación para la colocación del nombre en la boleta y la declaración de candidatura por escrito; y

**MIENTRAS**, el Consejo Municipal ha recibido la certificación del Secretario del Pueblo de que cada candidato no tiene oposición para la elección; y,

**MIENTRAS**, la sección 2.053(a) del Código Electoral de Texas autoriza al órgano rector a declarar elegido para el cargo a cada candidato sin oposición ya cancelar la elección.

**AHORA, POR LO TANTO, EL CONCEJO DE LA CUIDAD DE LA CUIDAD DE PROSPER, TEXAS, ORDENA QUE:**

### **SECCIÓN 1**

Por la presente se cancela la Elección General con el propósito de elegir un Miembro del Consejo del Lugar 3 y un Miembro del Consejo del Lugar 5 convocada anteriormente para el 2 de mayo de 2026.

### **SECCIÓN 2**

Los siguientes candidatos, que no tienen oposición para las Elecciones Generales del 2 de mayo de 2026, son declarados elegidos para el cargo y se les emitirá un certificado de elección:

Miembro del Consejo Lugar 3	Amy Bartley
Miembro del Consejo Lugar 5	Doug Charles

**SECCIÓN 3**

De conformidad con la Sección 2.053 del Código Electoral de Texas, el Secretario del Pueblo publicará una copia de esta ordenanza el Día de la Elección, en el lugar de votación utilizado o que se hubiera utilizado en la elección.

**SECCIÓN 4**

Si alguna palabra, oración, párrafo, subdivisión, cláusula, frase o sección de esta ordenanza o del código de Ordenanzas, según enmendado por la presente, se declara nula o inconstitucional, esto no afectará la validez de las partes restantes. de dicha ordenanza o el Código de Ordenanzas, según enmendado por la presente, que permanecerá en pleno vigor y efecto.

**SECCIÓN 5**

Esta ordenanza y la orden para una Elección General entrarán en vigencia a partir de la aprobación de esta ordenanza.

**DEBIDAMENTE APROBADO Y APROBADO POR EL CONCEJO DE LA CUIDAD DE LOS CONDADOS DE PROSPER, COLLIN Y DENTON, TEXAS, EL DÍA 24 DE FEBRERO DE 2026.**

**APROBADO:**

\_\_\_\_\_  
**David F. Bristol, Alcalde**

**DOY FE:**

\_\_\_\_\_  
**Michelle Lewis Sirianni, Secretaria de la Ciudad**

**APROBADO EN FORMA Y LEGALIDAD:**

\_\_\_\_\_  
**Terrence S. Welch, Abogado de la Ciudad**



**CERTIFICATION OF UNOPPOSED CANDIDATES FOR  
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)**

**CERTIFICACIÓN DE CANDIDATOS NO PROPUESTOS PARA  
OTRAS SUBDIVISIONES POLÍTICAS (NO DEL CONDADO)**

To: Mayor Bristol

*Para: Alcalde Bristol*

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for the election to office for the General Election scheduled to be held on Saturday, May 2, 2026.

*Como autoridad responsable de tener preparada la boleta oficial, certifico que los siguientes candidatos no tienen oposición para la elección al cargo para la elección general programada para el sábado 2 de mayo de 2026.*

**Office(s) Cargo(s)**

**Candidate(s) Candidato(s)**

**Town Council, Place 3**

**Amy Bartley**

**Town Council, Place 5**

**Doug Charles**

*Michelle Lewis Sirianni*

Signature (*Firma*)

Michelle Lewis Sirianni

Printed name (*Nombre en letra de molde*)

Town Secretary

Title (*Puesto*)

February 18, 2026

Date (*Fecha*)



(Seal) (*sello*)



## ADMINISTRATION

**To: Mayor and Town Council**

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

**Through: Mario Canizares, Town Manager**

**Re: Approval of TIRZ No. 3 Project and Finance Plan**

**Town Council Meeting – February 24, 2026**

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

**Agenda Item:**

Consider and act upon approval of a Project and Finance Plan for Tax Increment Reinvestment Zone No. 3.

**Description of Agenda Item:**

The Town Council created Tax Increment Reinvestment Zone for the purpose of encouraging development along the Dallas North Tollway. A portion of property taxes on new value would be dedicated to constructing or reimbursing property owners for the construction of public infrastructure. These funds would also be available for costs related to administration and providing services to the zone. TIRZ No. 3 is proposed to be effective for a term of 20 years.

The total amount of project costs is \$193,100,000. Projections for revenue are very conservative with a total of \$9,951,154 anticipated to be collected by the end of the 20-year term, assuming a 7% growth rate. Again, this is very conservative, and it is anticipated the value of future development projects will far exceed the amount projected in the plan. For example, a mixed-use project recently presented to the Town Council projected development costs of over \$300M, which is greater than the total base taxable value within the zone of \$258,946,538.

The TIRZ No. 3 Board of Directors approved the final project and finance plan during its first meeting on February 10, 2026. Texas Tax Code Chapter 311 requires that the plan be submitted to the governing body for approval after adoption.

**Budget Impact:**

The increment proposed for TIRZ No. 3 is 50% of the operations and maintenance rate that is currently set at .322054. The remaining .161027 would continue to go into the General Fund and revenue from the remaining .161027 would be dedicated to the zone. Revenue from the rate dedicated to the interest and sinking fund (currently .182946) would continue to be collected solely for Town debt obligations and not support the zone.

**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. Project and Financing Plan

**Town Staff Recommendation:**

Staff recommend approval of the proposed project and finance plan as presented.

**Proposed Motion:**

I move to approve/deny the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3.



**TOWN OF PROSPER, TEXAS  
TAX INCREMENT REINVESTMENT ZONE NO. 3  
PROJECT AND FINANCE PLAN**

Prepared in Compliance with  
Chapter 311 of the Texas Tax Code by:



**February 2026**

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## I. EXECUTIVE SUMMARY

The Town of Prosper, Texas, proposes to establish Tax Increment Reinvestment Zone No. 3 (TIRZ #3) under the authority of Chapter 311 of the Texas Tax Code. This Preliminary Project and Finance Plan, including the required Feasibility Study, demonstrates that the proposed zone meets all statutory requirements and represents a sound approach to financing critical public infrastructure improvements.

### Zone Overview

**Zone Designation:** Tax Increment Reinvestment Zone No. 3

**Total Zone Area:** 1,356.20 acres

**County Location:** Collin County, Texas

**Base Year Taxable Value:** \$258,946,538

**TIRZ Duration:** 20 years (2025-2044)

**Town Participation Rate:** 50% of M&O Rate = 16.1027 cents per \$100

**Total Project Investment:** \$193,100,000

**Financing Method:** Pay-As-You-Go Tax Increment and Developer Reimbursement

### 20-Year Taxable Value Potential

The following table summarizes projected taxable values within TIRZ #3 under three growth scenarios:

Scenario	Year 5	Year 10	Year 15	Year 20	Year 20 (w/ Appr.)
Conservative	\$4.177B	\$11.934B	\$14.470B	\$14.918B	\$20.048B
Base Case	\$5.867B	\$16.762B	\$20.324B	\$20.953B	\$28.158B
Aggressive	\$7.687B	\$21.964B	\$26.631B	\$27.455B	\$36.897B

*Note: Year 20 (w/ Appreciation) includes 2% annual property value appreciation.*

## Financial Summary

The TIRZ #3 financing structure ensures the Town maintains fiscal stability while facilitating necessary infrastructure development:

**Town M&O Tax Rate:** 32.2054 cents per \$100 valuation

**TIRZ Contribution (50% of M&O):** 16.1027 cents per \$100 valuation

**Town Retention:** 16.1027 cents (50% M&O) + 100% Debt Service

**Base Value Tax Revenue:** 100% retained by Town

Under this structure, tax increment revenues are generated only on the growth in property values above the base year value of \$258,946,538. The Town retains all tax revenue on the base value in perpetuity.

## II. ZONE DESCRIPTION

### Geographic Location and Boundaries

TIRZ #3 encompasses 1,356.20 acres within the corporate limits of the Town of Prosper, located entirely within Collin County, Texas. The zone is strategically positioned along key transportation corridors to capture anticipated growth and development.

The zone boundaries are generally described as follows: bounded by Frontier Parkway to the north, US Highway 380 to the south, with primary corridors along North Dallas Parkway and a portion of downtown commercial district. The complete legal description and boundary map are provided in Appendix A and Appendix C.

### Base Year Taxable Value

The certified base year taxable value for TIRZ #3 is \$258,946,538, established as of January 1, 2025. This value represents the aggregate taxable value of all real property within the zone boundaries as certified by the Collin Central Appraisal District. The zone contains approximately 200 parcels with a mix of developed and undeveloped land.

### Existing Conditions

The zone currently contains a mix of agricultural land, undeveloped tracts, and some existing residential and commercial development. Significant growth is anticipated based on approved development agreements, pending plat applications, and regional development trends. The infrastructure improvements outlined in this Plan are essential to support this anticipated development.

### III. PUBLIC PURPOSE FINDINGS

#### Statutory Criteria

Pursuant to Section 311.003 of the Texas Tax Code, the Town Council finds that the zone meets the following statutory criteria for designation as a reinvestment zone:

1. The zone substantially arrests or impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of inadequate public infrastructure.
2. The zone is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the municipality.
3. The zone is in a federally assisted new community or in an area immediately adjacent to such community.

#### Public Benefits

The establishment of TIRZ #3 will provide the following public benefits:

- Enhanced transportation infrastructure to serve growing residential and commercial areas
- Improved drainage systems to protect property and public safety
- Expanded utility capacity to support development
- New parks and recreational facilities for residents
- Public facilities including a recreation center
- Economic development and job creation

## IV. PROJECT PLAN

### Project Categories

The following infrastructure projects are planned for TIRZ #3, with a total investment of \$193,100,000:

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

### Detailed Project List

#### Street Improvements (\$100,500,000)

- DNT Parallel Collector (First to US 380): \$15,000,000
- DNT Parallel Collector (Frontier to Prosper Trail): \$15,000,000
- Fifth Street Quiet Zone: \$500,000
- Shawnee Trail Connections: \$20,000,000
- Developer Reimbursement Programs: \$50,000,000

**Parks & Downtown Improvements (\$25,600,000)**

- Parking Improvements: \$21,000,000
- Monumentation: \$1,600,000
- Landscape/Streetscape Improvements: \$3,000,000

**Public Facilities (\$40,000,000)**

- Recreation Center: \$40,000,000

**Public Safety Operations & Maintenance (\$2,700,000)**

- Fire/EMS Equipment and Facilities: \$1,500,000
- Police Equipment and Technology: \$1,200,000

**Utilities (\$22,300,000)**

- Water System Improvements: \$11,000,000
- Wastewater System Improvements: \$11,300,000

**Drainage Improvements (\$2,000,000)**

- Regional Detention Facilities: \$1,200,000
- Channel Improvements: \$800,000

## V. FINANCING PLAN

### Tax Increment Financing Structure

TIRZ #3 will utilize a pay-as-you-go financing approach, meaning infrastructure costs will be reimbursed to developers and the Town as tax increment revenues are collected. This approach eliminates debt service costs and ensures the Town's financial exposure is limited to actual revenues received.

### Town Participation Rate

The Town of Prosper will contribute 50% of its Maintenance and Operations (M&O) tax rate to the TIRZ, calculated as follows:

**Total Town Tax Rate:** 50.5027 cents per \$100 valuation

**M&O Component:** 32.2054 cents per \$100 valuation

**Debt Service Component:** 18.2973 cents per \$100 valuation

**TIRZ Contribution (50% of M&O):** 16.1027 cents per \$100 valuation

**Town Retention:** 34.3973 cents per \$100 (50% M&O + 100% Debt Service)

Tax increment is calculated only on the growth in taxable value above the base year value of \$258,946,538. The Town retains 100% of all tax revenue on the base value.

### Funding Sources

Given the \$193.1 million project plan exceeds projected TIRZ revenues, the following supplemental funding sources are anticipated:

- **Developer Reimbursement Agreements:** Private developers will fund infrastructure upfront and receive reimbursement from TIRZ revenues as collected.
- **Public Improvement Districts (PIDs):** Special assessments on benefiting properties.
- **Town General Funds:** Strategic investments from Town operating and capital budgets.
- **Grants:** Federal and state infrastructure grants.
- **Utility Funds:** Water and wastewater improvements funded through enterprise funds.

## VI. FEASIBILITY STUDY

This Feasibility Study analyzes the financial viability of TIRZ #3 in accordance with Section 311.011 of the Texas Tax Code. The study evaluates projected tax increment revenues under multiple growth scenarios and assesses the zone's capacity to support the proposed infrastructure improvements.

### Growth Assumptions

Three growth scenarios have been modeled to evaluate the range of potential outcomes for TIRZ #3:

#### **Conservative Scenario (3% Annual Growth)**

Assumes slower than historical development patterns, reflecting potential economic headwinds or reduced development activity within the zone. This scenario represents a cautious outlook.

#### **Base Case Scenario (5% Annual Growth)**

Assumes growth consistent with historical development trends in the Town of Prosper and surrounding areas. This represents the most likely outcome based on current market conditions and approved development agreements.

#### **Aggressive Scenario (7% Annual Growth)**

Assumes accelerated development activity and strong market demand. This scenario represents optimistic conditions with significant new construction and commercial investment.

## Revenue Projections

Based on the growth assumptions and financing structure described above, the following table presents projected cumulative tax increment revenues over the 20-year TIRZ term:

### Conservative Cumulative Revenue Summary (Base Growth)

Scenario	10-Year Cumulative	15-Year Cumulative	20-Year Cumulative
Conservative (3%)	\$4.8M	\$8.2M	\$12.5M
Base Case (5%)	\$8.7M	\$15.4M	\$24.3M
Aggressive (7%)	\$13.4M	\$24.6M	\$40.2M

### Key Assumptions:

- Base Year Taxable Value: \$258,946,538
- TIRZ Rate: 16.1027 cents per \$100 (50% of Town M&O rate)
- Duration: 20 years (2025-2044)
- Tax increment calculated only on growth above base value

### Cumulative Revenue Summary (Developable Value Potential)

Scenario	Year 5	Year 10	Year 15	Year 20	Year 20 (w/ Appr.)
Conservative	\$4.177B	\$11.934B	\$14.470B	\$14.918B	\$20.048B
Base Case	\$5.867B	\$16.762B	\$20.324B	\$20.953B	\$28.158B
Aggressive	\$7.687B	\$21.964B	\$26.631B	\$27.455B	\$36.897B

## Feasibility Conclusions

Based on the analysis presented in this Feasibility Study, TIRZ #3 is determined to be financially viable under the following conclusions:

1. **Revenue Generation:** The zone will generate meaningful tax increment revenues under conservative cumulative revenue projections of base growth and under Developable Value Potential. The conservative Developable Value Potential would yield approximately \$154 million in project revenues.
2. **Risk Management:** The pay-as-you-go financing approach appropriately manages risk by limiting Town exposure to actual revenues received. No debt will be issued against projected TIRZ revenues.
3. **Supplemental Funding:** TIRZ revenues will contribute to, but not fully fund, the \$193.1 million project plan, depending on growth within the zone. Developer reimbursement agreements, PIDs, and other funding sources will provide necessary supplemental financing.
4. **Economic Impact:** Infrastructure improvements funded through TIRZ #3 will facilitate significant private development, creating jobs and expanding the Town's tax base.
5. **Statutory Compliance:** The zone complies with all requirements under Chapter 311 of the Texas Tax Code.

**Recommendation:** Based on this analysis, the establishment of TIRZ #3 is recommended as a sound and feasible approach to financing critical public infrastructure.

## VII. STATUTORY COMPLIANCE

### Chapter 311.006 Aggregate Value Limitation

Texas Tax Code Section 311.006 limits the aggregate taxable value of all reinvestment zones within a municipality to no more than 50% of the total taxable value of all property in the municipality. The following analysis demonstrates compliance:

**Town of Prosper Total Taxable Value:** \$10,806,491,907

**50% Statutory Cap:** \$5,403,245,954

**TIRZ #1 Current Taxable Value:** \$363,683,843

**TIRZ #2 Current Taxable Value:** \$363,683,843

**TIRZ #3 Base Value (Proposed):** \$258,946,538

**Aggregate TIRZ Value:** \$986,314,224

**Percentage of Total:** 9.13%

**COMPLIANCE FINDING: The aggregate value of all TIRZs (9.13%) is well below the 50% statutory maximum. TIRZ #3 complies with Section 311.006.**

### Residential Property Limitation

Section 311.006 also limits the total value of property that is residential property, or that is in a reinvestment zone and subject to a tax abatement agreement, to no more than 15% of the total appraised value of taxable real property in the municipality.

Based on current property classifications within the proposed zone and existing TIRZs, the Town certifies compliance with this limitation. Detailed calculations are available upon request.

## VIII. COORDINATION WITH TAXING UNITS

Pursuant to Section 311.013 of the Texas Tax Code, the Town of Prosper will notify all overlapping taxing units of the proposed TIRZ #3 and provide an opportunity for participation.

The following taxing units have jurisdiction within the proposed zone:

- Town of Prosper
- Collin County
- Collin County Community College District
- Prosper Independent School District

The Town will invite each taxing unit to participate in TIRZ #3 by dedicating a portion of their tax increment to the zone. Participation is voluntary, and each taxing unit may determine its level of contribution.

If other taxing units elect to participate, their contributions will be documented through interlocal agreements that specify the participation rate, duration, and administrative procedures.

The Town of Prosper will serve as the lead agency for TIRZ #3 administration and will coordinate with participating taxing units on an ongoing basis regarding project implementation and financial reporting.

## IX. IMPLEMENTATION AND ADMINISTRATION

### TIRZ Board of Directors

A Board of Directors will be appointed to oversee TIRZ #3 operations in accordance with Section 311.009 of the Texas Tax Code. The Board will consist of members appointed by the Town Council and participating taxing units, if applicable.

Board responsibilities include:

- Reviewing and recommending project priorities
- Overseeing preparation of the annual report
- Recommending amendments to the Project and Finance Plan
- Advising the Town Council on zone operations

### Administrative Procedures

**Annual Report:** The Town will prepare an annual report on the status of TIRZ #3, including financial statements, project progress, and zone valuation, in accordance with Section 311.016.

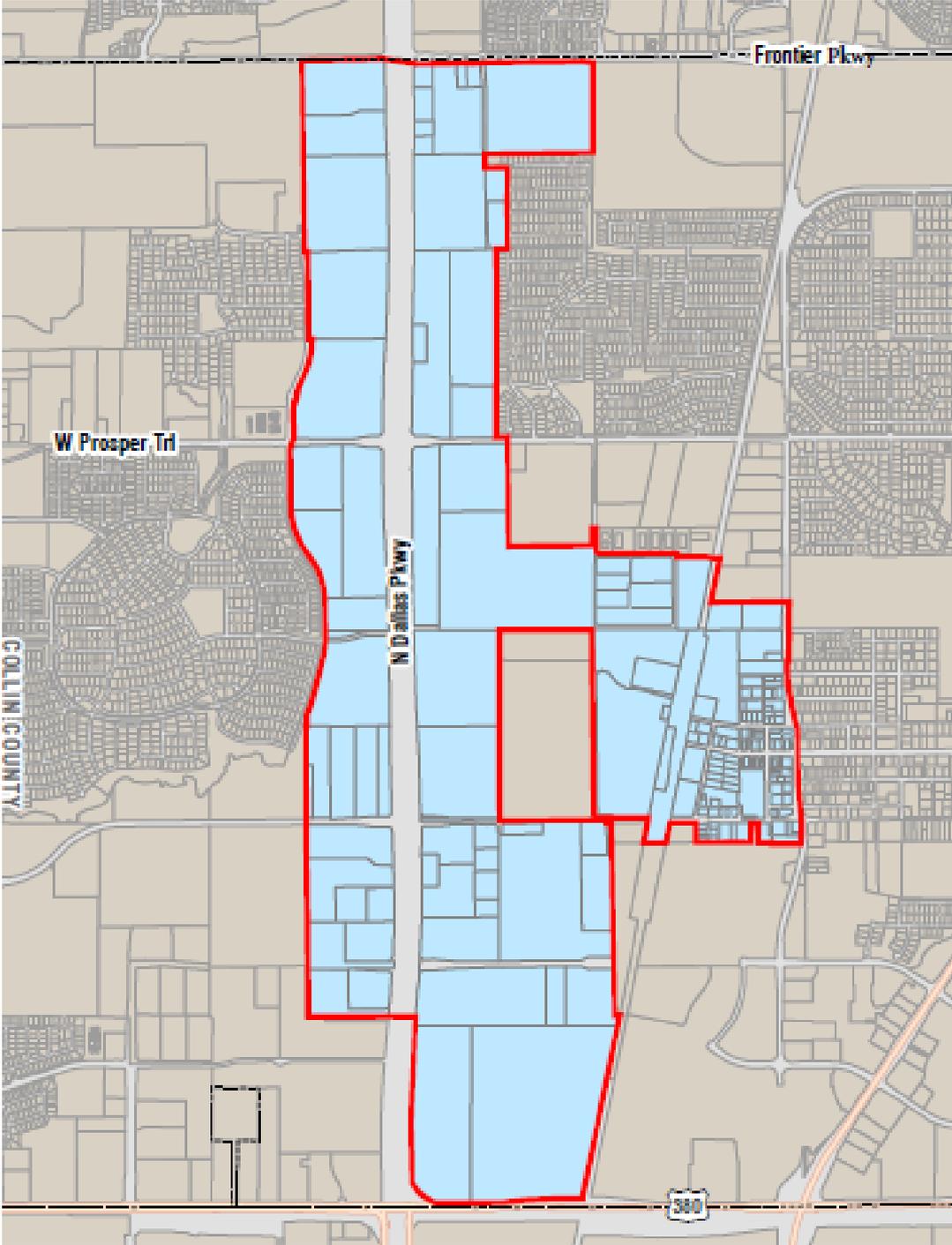
**Project Implementation:** Infrastructure projects will be implemented through the Town's standard procurement and construction processes. Developer-funded projects will be subject to reimbursement agreements approved by the Town Council.

**Financial Management:** TIRZ revenues will be deposited into a dedicated Tax Increment Fund and used exclusively for eligible project costs and administrative expenses.

**Plan Amendments:** This Project and Finance Plan may be amended by the Town Council following public hearing and notification requirements specified in Chapter 311.

# X. APPENDICES

## Appendix A: Zone Boundary Map



## Appendix B: Detailed Project Costs

Project	Estimated Cost
<b>STREET IMPROVEMENTS</b>	<b>\$100,500,000</b>
DNT Parallel Collector (First to US 380)	\$15,000,000
DNT Parallel Collector (Frontier to Prosper Trail)	\$15,000,000
Fifth Street Quiet Zone	\$5,000,000
Shawnee Trail Connections	\$20,000,000
Developer Reimbursement Programs	\$50,000,000
<b>PARKS &amp; DOWNTOWN</b>	<b>\$25,600,000</b>
Parking Improvements	\$21,000,000
Monumentation	\$1,600,000
Landscape/Streetscape Improvements	\$3,000,000
<b>PUBLIC FACILITIES</b>	<b>\$40,000,000</b>
Recreation Center	\$40,000,000
<b>PUBLIC SAFETY OPS &amp; MAINTENANCE</b>	<b>\$2,700,000</b>
Fire/EMS Equipment and Facilities	\$1,500,000
Police Equipment and Technology	\$1,200,000
<b>UTILITIES</b>	<b>\$22,300,000</b>
Water System Improvements	\$11,000,000
Wastewater System Improvements	\$11,300,000
<b>DRAINAGE IMPROVEMENTS</b>	<b>\$2,000,000</b>
Regional Detention Facilities	\$1,200,000
Channel Improvements	\$800,000
<b>GRAND TOTAL</b>	<b>\$193,100,000</b>

## Appendix C: Parcel Identification

### TOWN OF PROSPER TIRZ #3 PARCEL IDENTIFICATION LIST NOVEMBER 2025

PROP_ID	GEO_ID
960552	R-0972-001-0010-1
960561	R-0972-001-0050-1
960570	R-0972-001-0070-1
960589	R-0972-001-0080-1
960598	R-0972-001-0100-1
960605	R-0972-001-0120-1
960632	R-0972-001-0150-1
960669	R-0972-001-018A-1
960678	R-0972-001-018B-1
960687	R-0972-001-0210-1
960696	R-0972-001-0230-1
960703	R-0972-002-0010-1
960721	R-0972-002-0030-1
960730	R-0972-002-006A-1
960749	R-0972-002-006B-1
960767	R-0972-002-0140-1
960776	R-0972-002-0170-1
960785	R-0972-002-0180-1
960794	R-0972-002-0220-1
960801	R-0972-003-0010-1
960829	R-0972-003-0030-1
960838	R-0972-003-0050-1
960847	R-0972-003-0060-1
960856	R-0972-003-0070-1
960927	R-0972-004-0010-1
960936	R-0972-004-0020-1
960945	R-0972-004-0040-1
960954	R-0972-004-0060-1
960963	R-0972-004-0001-1
961007	R-0972-004-014B-1
961025	R-0972-004-0190-1
961034	R-0972-004-0200-1
961043	R-0972-004-0210-1
961114	R-0972-006-0180-1
961150	R-0972-008-0010-1
961178	R-0972-008-0030-1
961187	R-0972-008-0050-1
967564	R-6147-004-0070-1
967573	R-6147-004-0080-1
967591	R-6147-004-0100-1
967644	R-6147-005-0140-1

967662	R-6147-005-0160-1
967699	R-6147-004-0190-1
968368	R-6147-007-0470-1
968581	R-6147-007-0690-1
968787	R-6147-007-0890-1
968858	R-6147-007-0960-1
968867	R-6147-007-0970-1
968876	R-6147-007-0980-1
968885	R-6147-007-0990-1
968894	R-6147-007-1000-1
968901	R-6147-007-1010-1
968910	R-6147-007-1020-1
968929	R-6147-007-1030-1
968983	R-6147-007-1080-1
968992	R-6147-007-1090-1
969009	R-6147-007-1100-1
969018	R-6147-007-1110-1
969027	R-6147-007-1120-1
969036	R-6147-007-1130-1
969045	R-6147-007-1140-1
969296	R-6147-007-1390-1
969376	R-6147-007-1470-1
969385	R-6147-007-1480-1
972594	R-1114-026-0010-1
972601	R-1114-027-0010-1
976420	R-0976-003-003A-1
977081	R-0976-001-001A-1
977090	R-0976-001-001B-1
977125	R-0976-002-002B-1
977134	R-0976-002-002C-1
977152	R-0976-002-002E-1
977189	R-0976-002-002H-1
977198	R-0976-003-003B-1
977205	R-0976-003-003C-1
977214	R-0976-003-003D-1
977232	R-0976-004-004B-1
977241	R-0976-004-004C-1
977269	R-0976-005-0010-1
983751	R-6147-001-0390-1
984082	R-6147-003-1710-1
984126	R-6147-001-0460-1
984135	R-6147-001-0470-1
999138	R-0976-004-004A-1
1368111	R-1114-028-0010-1

1368148	R-1114-029-0010-1
1516381	R-6147-007-1510-1
1516407	R-6147-007-1520-1
1516452	R-6147-007-1570-1
1516461	R-6147-007-1580-1
1516470	R-6147-007-1590-1
1516489	R-6147-007-1600-1
1516498	R-6147-007-1610-1
1526959	R-6147-007-1620-1
1529108	R-6147-007-1640-1
1622408	R-6147-002-0640-1
1633584	R-6147-005-0310-1
1876027	R-2050-001-00A0-1
1876036	R-2050-001-00B0-1
1876045	R-2050-001-00C0-1
1876054	R-2050-001-00D0-1
1905095	R-0976-003-003E-1
1905102	R-0976-003-003F-1
1970714	R-6147-002-0680-1
1995999	R-0976-001-001C-1
2012815	R-2983-000-0010-1
2012816	R-2983-000-0020-1
2012817	R-2983-000-0030-1
2012818	R-2983-000-0040-1
2012819	R-2983-000-0050-1
2012820	R-2983-000-0060-1
2012821	R-2983-000-0070-1
2012822	R-2983-000-0080-1
2012824	R-2983-000-0100-1
2018118	R-6147-001-0630-1
2029138	R-0972-001-0190-1
2031564	
2031565	R-0976-001-001E-1
2046675	R-0976-001-001F-1
2071404	R-6147-004-0330-1
2075365	R-6147-004-0340-1
2558608	R-6147-004-0300-1
2558610	R-6147-004-0360-1
2562827	R-6147-001-0350-1
2562831	R-6147-004-0200-1
2562833	R-6147-005-0110-1
2563374	R-6147-004-0320-1
2571152	R-6147-004-0060-1
2575645	R-6147-001-0410-1

2584594	R-6147-001-0400-1
2613055	R-6147-003-1700-1
2613199	R-6147-001-0370-1
2613790	R-6147-005-1740-1
2619056	R-6147-005-1790-1
2619063	R-9270-00A-0020-1
2625341	R-0972-002-013A-1
2625342	R-0972-002-013B-1
2632453	R-6147-001-0650-1
2648816	R-9685-00A-0020-1
2648818	R-9685-00A-0040-1
2656402	R-9772-00A-0010-1
2669776	R-6147-005-1800-1
2675345	R-6147-005-0170-1
2678369	R-6147-005-1750-1
2680328	R-9270-00A-001R-1
2680329	R-9270-00A-0030-1
2685334	R-6147-005-0129-1
2692598	R-0972-006-0002-1
2696052	R-10430-00X-0020-1
2705161	R-6147-007-2000-1
2714222	R-2050-002-001R-1
2726548	R-10872-00X-0060-1
2734310	R-2983-00A-0090-1
2740794	R-2050-002-0020-1
2740865	R-0976-002-001R-1
2740866	R-0976-002-002R-1
2740868	R-0976-002-003R-1
2749342	R-0972-003-012A-1
2749343	R-0972-003-012B-1
2761775	R-1114-027-001G-1
2764962	R-6147-003-1810-1
2764963	R-6147-004-0520-1
2764999	R-9449-00A-002R-1
2765001	R-9449-00A-001R-1
2783470	R-11607-00A-0010-1
2784160	R-6147-007-0950-1
2794292	R-6147-007-2050-1
2796649	R-6147-001-0740-1
2809722	R-11638-00A-001R-1
2815460	R-6147-007-2070-1
2817082	R-11366-00B-0010-1
2828237	R-11366-00B-0080-1
2828238	R-11366-00B-0090-1

2837319	R-12381-00A-0010-1
2837320	R-12381-00A-0020-1
2846514	R-11366-00B-0030-1
2851656	R-0972-004-0070-1
2856947	R-12655-003-001A-1
2856968	R-12671-00A-0010-1
2862448	R-12714-00A-0010-1
2862460	R-12714-00A-0020-1
2862461	R-12714-00A-0030-1
2864862	R-11366-00B-0040-1
2864863	R-11366-00B-0050-1
2880384	R-11638-00A-002R-1
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2895417	R-6147-005-1890-1
2896153	R-11366-00A-008R-1
2898661	R-6147-003-1840-1
2899364	R-13168-003-002A-1
2930289	R-11638-00A-03R1-1
2930290	R-11638-00A-03R2-1
2930328	R-6147-005-0150-1
2941878	R-6147-005-1900-1
2943988	R-12714-00A-0040-1
2943992	R-12714-00A-005Z-1
2943998	R-12714-00A-0060-1
2944000	R-12714-00A-0070-1
2944095	R-6147-007-2120-1
2950985	R-6147-001-0820-1



## POLICE DEPARTMENT

**To: Mayor and Town Council**

**From: Ken Myers, Interim Police Chief**

**Through: Mario Canizares, Town Manager**

**Re: 2025 Racial Profiling Report**

**Town Council Meeting – February 24, 2026**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Receive the 2025 Annual Racial Profiling Report for the Prosper Police Department as required by state law.

**Description of Agenda Item:**

The Racial Profiling Report is a required annual report that must be submitted to the State of Texas through the Texas Commission on Law Enforcement (TCOLE) and the Police Department’s governing body as required by Texas State law – Texas Code of Criminal Procedures Section 2.132.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Attached Documents:**

1. 2025 TCOLE Racial Profiling Report
2. 2025 Racial Profiling Presentation

**Town Staff Recommendation:**

Staff recommend that the Town Council receive the 2025 Annual Racial Profiling Report for the Prosper Police Department as required by state law.

**Proposed Motion:**

I move to receive and accept the 2025 Annual Racial Profiling Report as required by state law.

# Racial Profiling Report | Full

Item 10.

Agency Name: PROSPER POLICE DEPT.  
Reporting Date: 01/20/2026  
TCOLE Agency Number: 085220

Chief Administrator: DOUGLAS A KOWALSKI

Agency Contact Information:  
Phone: (972) 569-1040  
Email: doug\_kowalski@prospertx.gov

Mailing Address:  
801 SAFETY WAY, PROSPER, TX, 750789948

This Agency filed a full report

PROSPER POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the PROSPER POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the PROSPER POLICE DEPT. if the individual believes that a peace officer employed by the PROSPER POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the PROSPER POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the PROSPER POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
  - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
  - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
  - e. the location of the stop;
  - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
  - a. the Commission on Law Enforcement; and
  - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The PROSPER POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Devin Reaves  
CASE MANAGER

Item 10.

Date: 01/20/2026

# Total stops: 13240

---

## Street address or approximate location of the stop

City street	7842
US highway	4034
County road	30
State highway	1251
Private property or other	83

## Was race or ethnicity known prior to stop?

Yes	218
No	13022

## Race / Ethnicity

Alaska Native / American Indian	24
Asian / Pacific Islander	2147
Black	3060
White	5786
Hispanic / Latino	2223

## Gender

<b>Female</b>	<b>4687</b>
Alaska Native / American Indian	9
Asian / Pacific Islander	557
Black	1233
White	2296
Hispanic / Latino	592
<b>Male</b>	<b>8553</b>
Alaska Native / American Indian	15
Asian / Pacific Islander	1590
Black	1827
White	3490
Hispanic / Latino	1631

## Reason for stop?

<b>Violation of law</b>	<b>205</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	29
Black	41
White	85

Hispanic / Latino	50
<b>Preexisting knowledge</b>	<b>500</b>
Alaska Native / American Indian	3
Asian / Pacific Islander	76
Black	119
White	159
Hispanic / Latino	143
<b>Moving traffic violation</b>	<b>8326</b>
Alaska Native / American Indian	14
Asian / Pacific Islander	1604
Black	1624
White	3877
Hispanic / Latino	1207
<b>Vehicle traffic violation</b>	<b>4209</b>
Alaska Native / American Indian	7
Asian / Pacific Islander	438
Black	1276
White	1665
Hispanic / Latino	823
<b>Was a search conducted?</b>	
<b>Yes</b>	<b>382</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	13
Black	184
White	99
Hispanic / Latino	86
<b>No</b>	<b>12858</b>
Alaska Native / American Indian	24
Asian / Pacific Islander	2134
Black	2876
White	5687
Hispanic / Latino	2137
<b>Reason for Search?</b>	
<b>Consent</b>	<b>74</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	22
White	27

Hispanic / Latino	22
<b>Contraband</b>	<b>10</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	1
Hispanic / Latino	3
<b>Probable</b>	<b>237</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	7
Black	137
White	52
Hispanic / Latino	41
<b>Inventory</b>	<b>39</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	12
White	13
Hispanic / Latino	12
<b>Incident to arrest</b>	<b>22</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	7
White	6
Hispanic / Latino	8
<b>Was Contraband discovered?</b>	
<b>Yes</b>	<b>170</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	5
Black	83
White	51
Hispanic / Latino	31
<b>No</b>	<b>212</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	8
Black	101
White	48
Hispanic / Latino	55

<b>Did the finding result in arrest?</b>			
(total should equal previous column)			
Yes	0	No	0
Yes	1	No	4
Yes	23	No	60
Yes	22	No	29
Yes	9	No	22

<b>Description of contraband</b>	
<b>Drugs</b>	<b>128</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	71
White	28
Hispanic / Latino	25
<b>Weapons</b>	<b>6</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	4
White	1
Hispanic / Latino	0
<b>Currency</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0
<b>Alcohol</b>	<b>16</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	9
Hispanic / Latino	3
<b>Stolen property</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
<b>Other</b>	<b>18</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	12
Hispanic / Latino	3
<b>Result of the stop</b>	
Verbal warning	<b>4254</b>

Alaska Native / American Indian	8
Asian / Pacific Islander	678
Black	1072
White	1763
Hispanic / Latino	733
<b>Written warning</b>	<b>4895</b>
Alaska Native / American Indian	8
Asian / Pacific Islander	676
Black	1227
White	2245
Hispanic / Latino	739
<b>Citation</b>	<b>3926</b>
Alaska Native / American Indian	7
Asian / Pacific Islander	785
Black	689
White	1735
Hispanic / Latino	710
<b>Written warning and arrest</b>	<b>9</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	3
Hispanic / Latino	0
<b>Citation and arrest</b>	<b>18</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	7
White	3
Hispanic / Latino	7
<b>Arrest</b>	<b>138</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	7
Black	59
White	37
Hispanic / Latino	34
<b>Arrest based on</b>	
<b>Violation of Penal Code</b>	<b>89</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	4

Black	36
White	24
Hispanic / Latino	24
<b>Violation of Traffic Law</b>	<b>29</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	11
White	12
Hispanic / Latino	4
<b>Violation of City Ordinance</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Outstanding Warrant</b>	<b>47</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	25
White	7
Hispanic / Latino	13

**Was physical force resulting in bodily injury used during stop?**

<b>Yes</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Resulting in Bodily Injury To:</b>	
Suspect	0
Officer	0
Both	0
<b>No</b>	<b>13240</b>
Alaska Native / American Indian	24
Asian / Pacific Islander	2147
Black	3060
White	5786
Hispanic / Latino	2223

**Number of complaints of racial profiling**

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

**Comparative Analysis**

Use TCOLE's auto generated analysis	<input type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

**Optional Narrative**

N/A

Submitted electronically to the



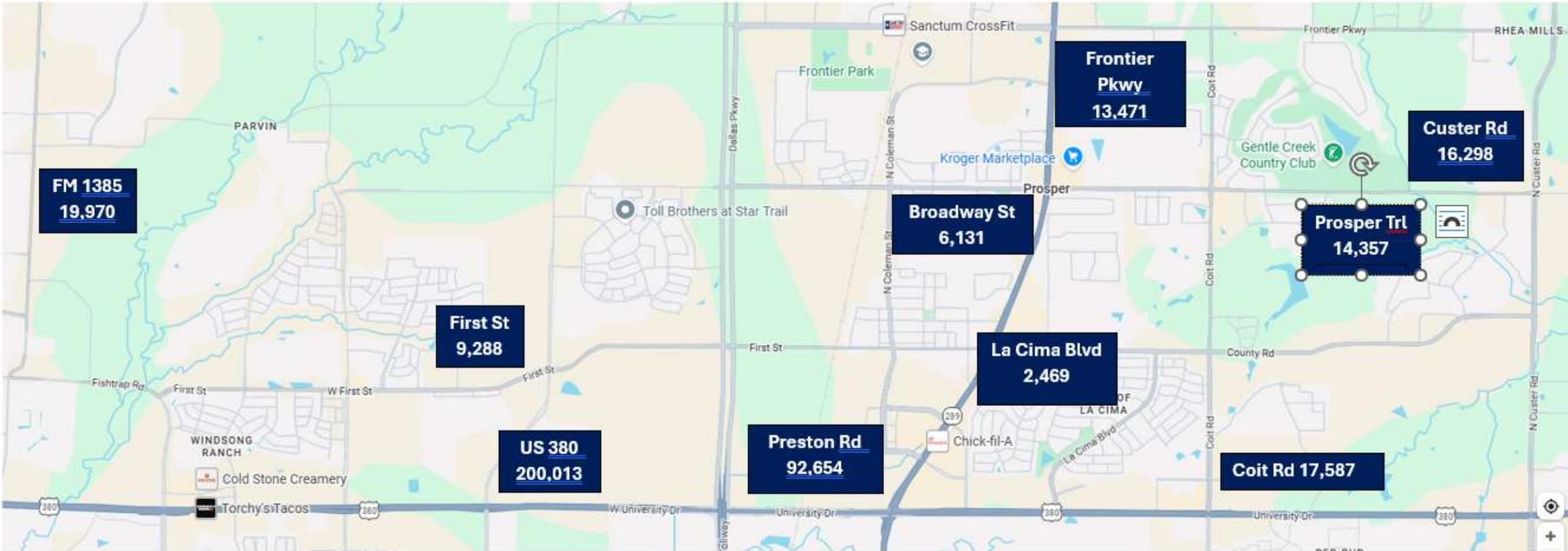
The Texas Commission on Law Enforcement

# Police Department 2025 Racial Profiling Report

Interim Chief Ken Myers  
Presented February 24, 2026

392,237 Vehicles per  
Day (TXDOT AADT)

- Patrol officers and the Traffic Unit officers of the Prosper Police Department are presented with on average 392,237 opportunities to make traffic stops on a daily basis per the published daily traffic count by TXDOT (**including US 380**).



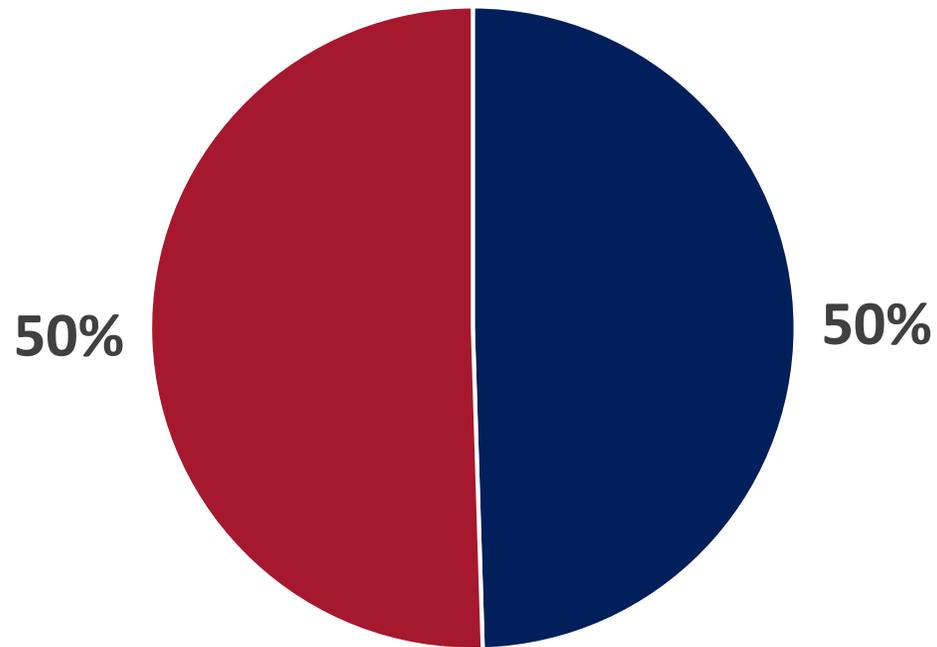
# TXDOT Annual Average Daily Traffic 2024 Report

AADT= Annual Average Daily Traffic  
 AADT= VOL x SF x AF

VOL= 24-hr volume count  
 SF= applicable month/day combination seasonal factor  
 AF= applicable axle-correction factor

[https://experience.arcgis.com/experience/6c0166bfc5144afe83926a3a529a8d03#data\\_s=id%3AdataSource\\_3-19151a8559b-layer-5%3A594813](https://experience.arcgis.com/experience/6c0166bfc5144afe83926a3a529a8d03#data_s=id%3AdataSource_3-19151a8559b-layer-5%3A594813)

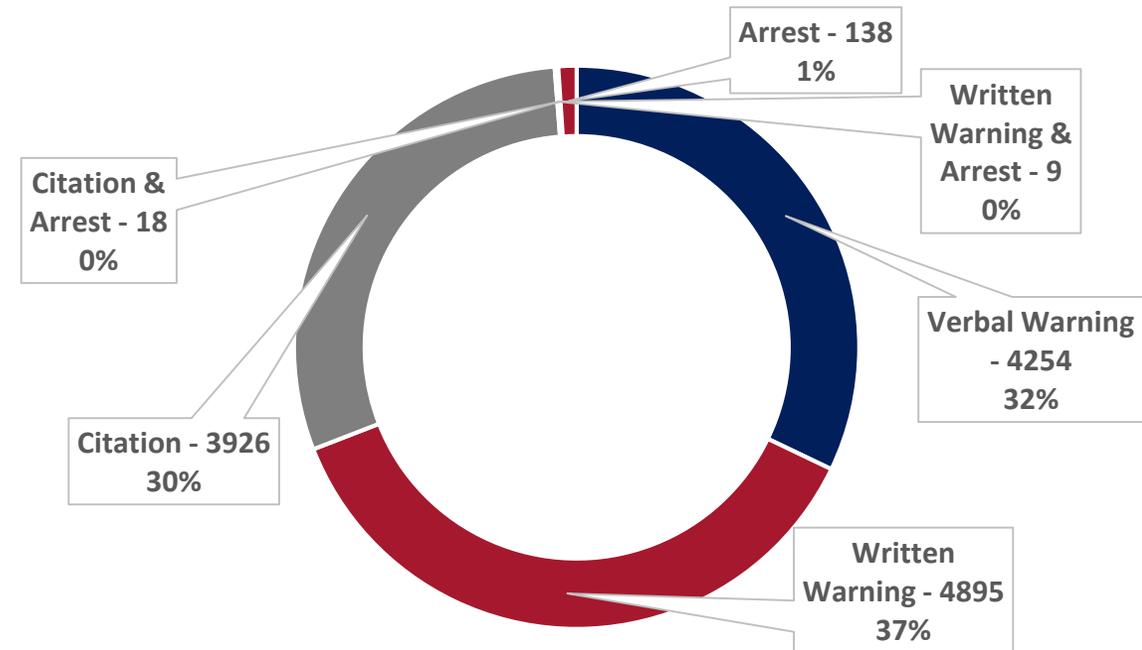
## 2024 vs 2025 Total Traffic Stops



■ 2024 - 12983 STOPS    ■ 2025 - 13240 STOPS

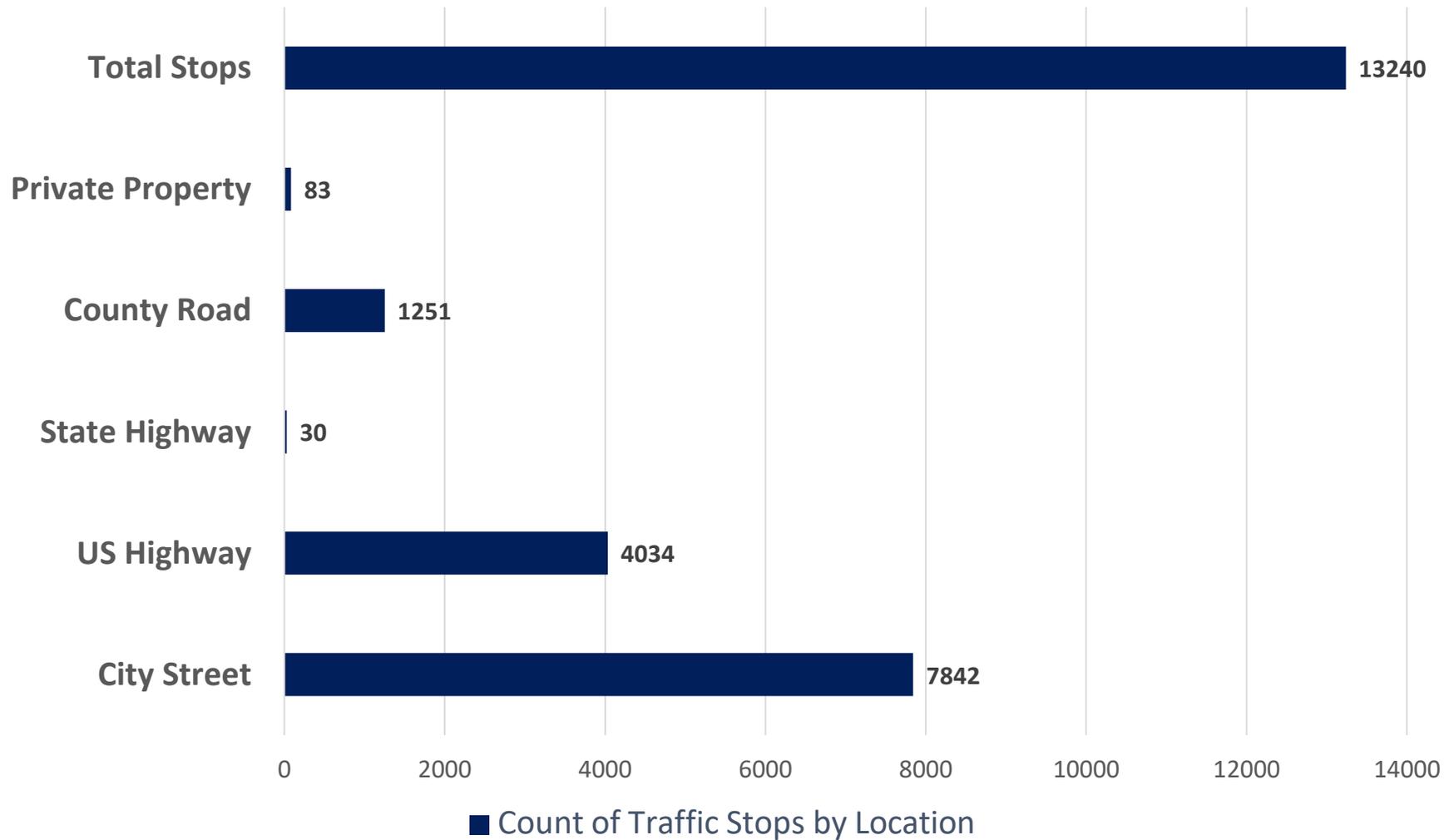
Difference: +257 in 2025

## Results of 2025 Traffic Stops

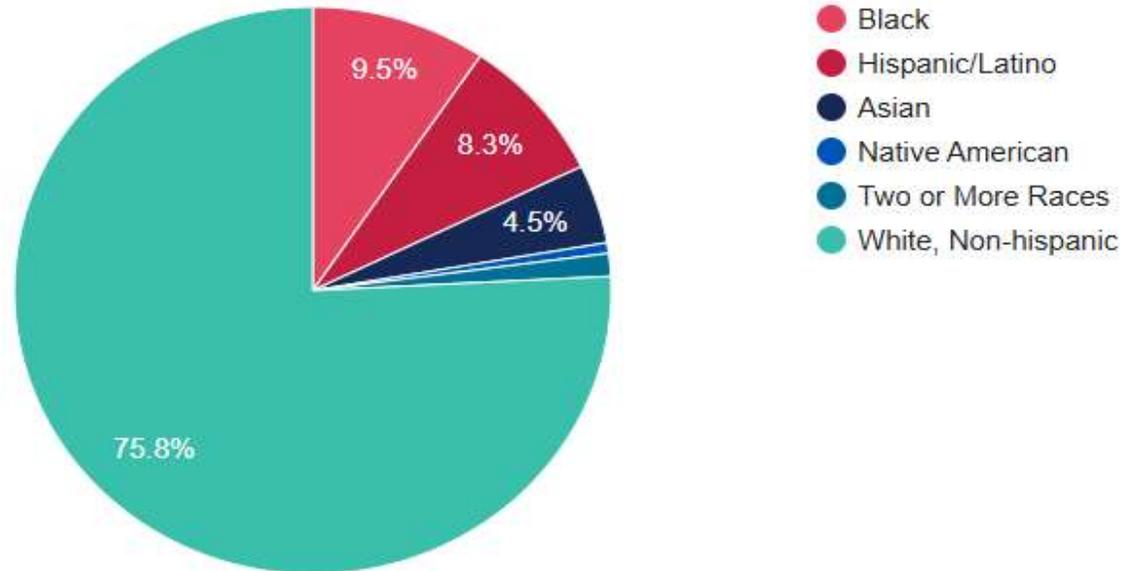


■ Verbal Warning - 4254    ■ Written Warning - 4895  
 ■ Citation - 3926    ■ Written Warning & Arrest - 9  
 ■ Citation & Arrest - 18    ■ Arrest - 138

# Traffic Stops by Location

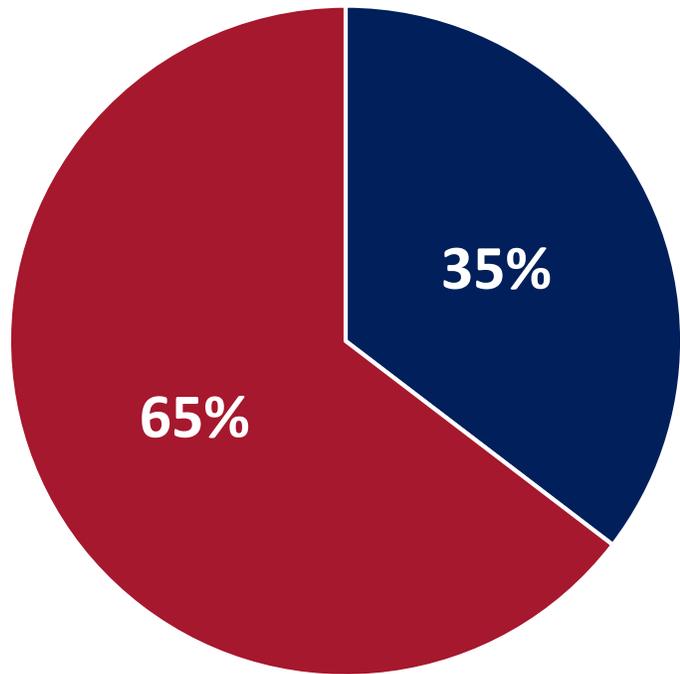


## Race Breakdown



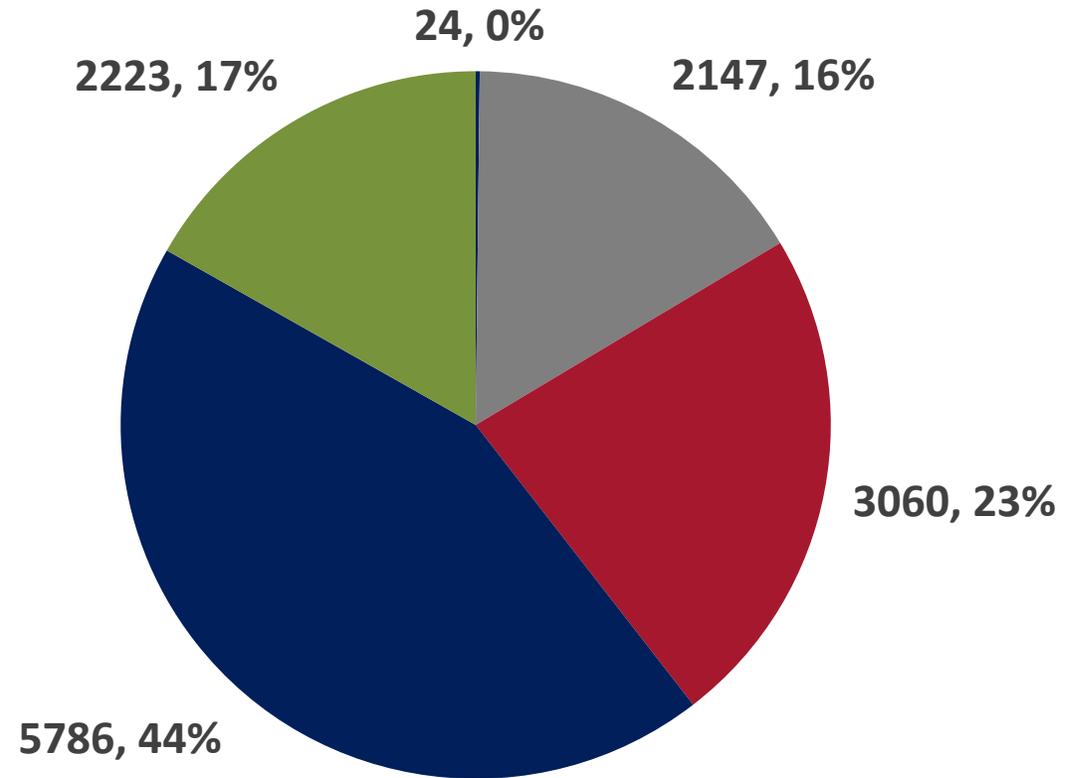
Source: Prosper EDC,  
<https://prosperedc.com/site-selection/demographics/>

### % of Stops by Gender



■ Female - 4687   ■ Male - 8553

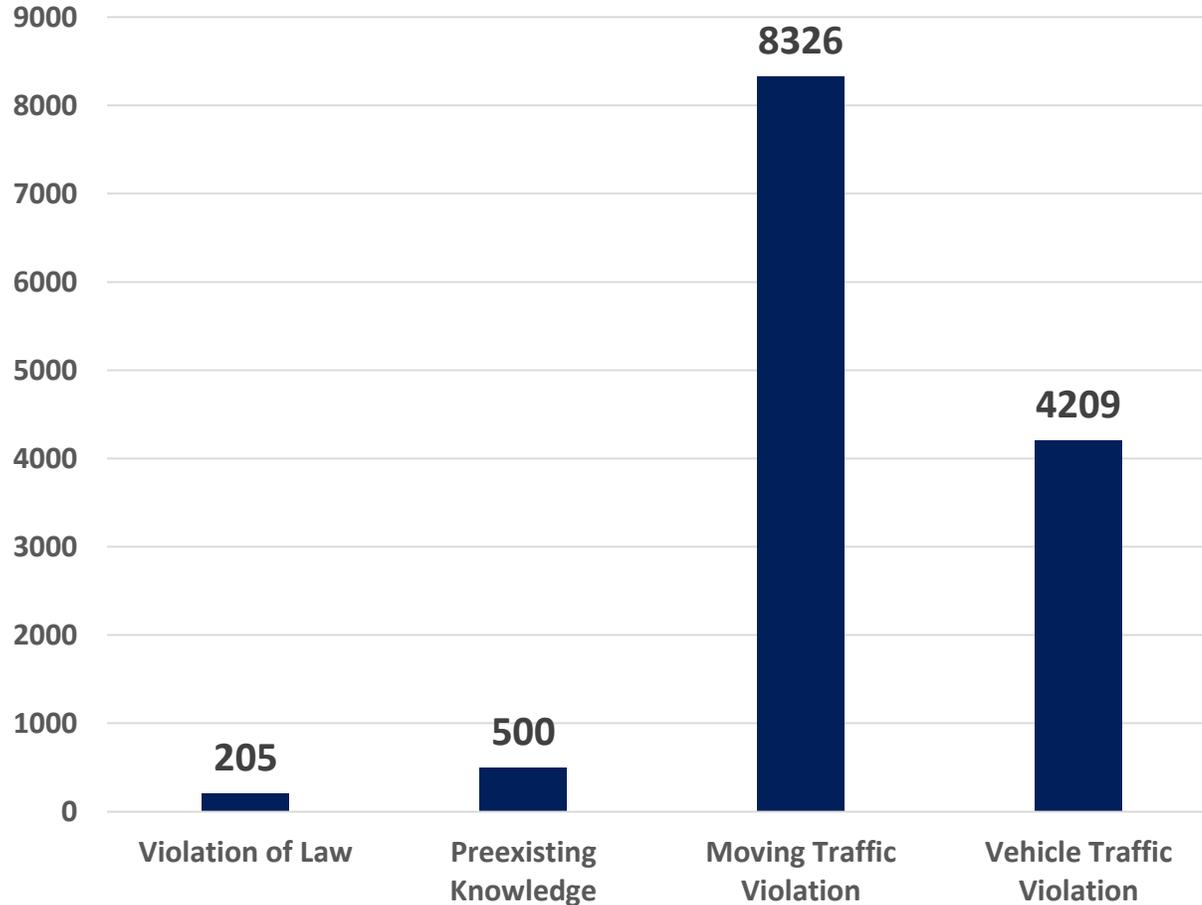
### Total Traffic Stops by Race



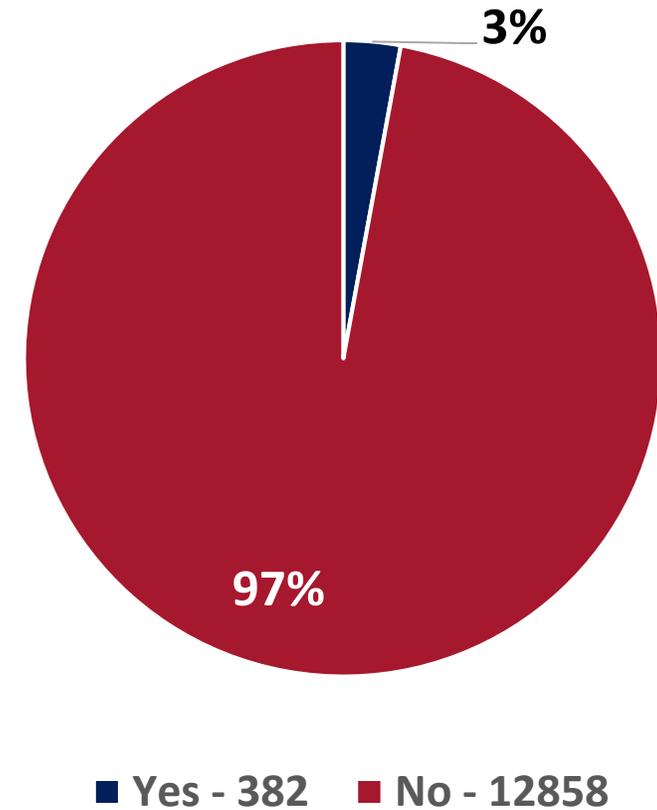
■ Alaska Native/American Indian   ■ Asian/Pacific Islander   ■ Black   ■ White   ■ Hispanic/Latino

# Basic Reasons for Traffic Stops

## Reasons for the Traffic Stop



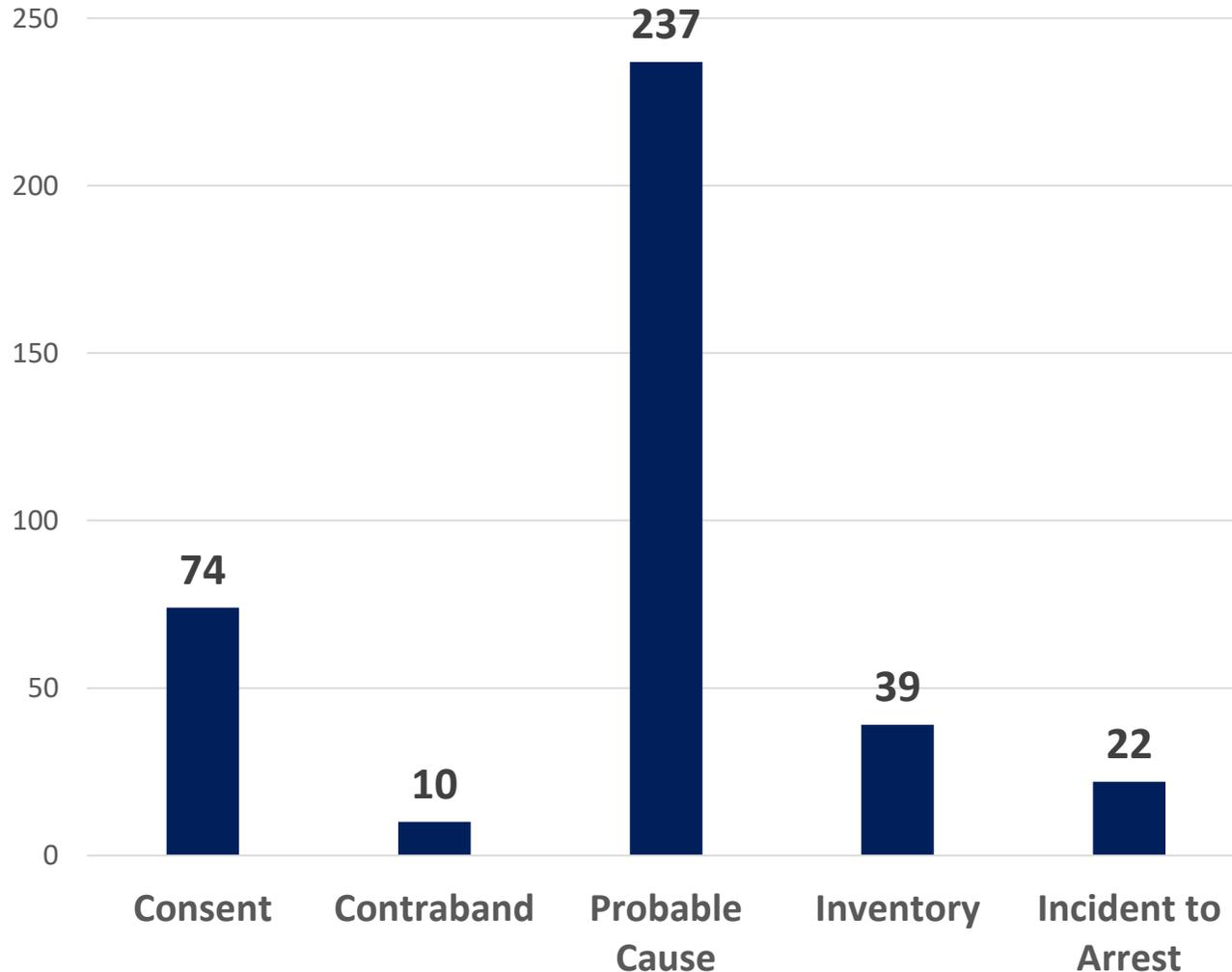
## Search Conducted During Traffic Stop?



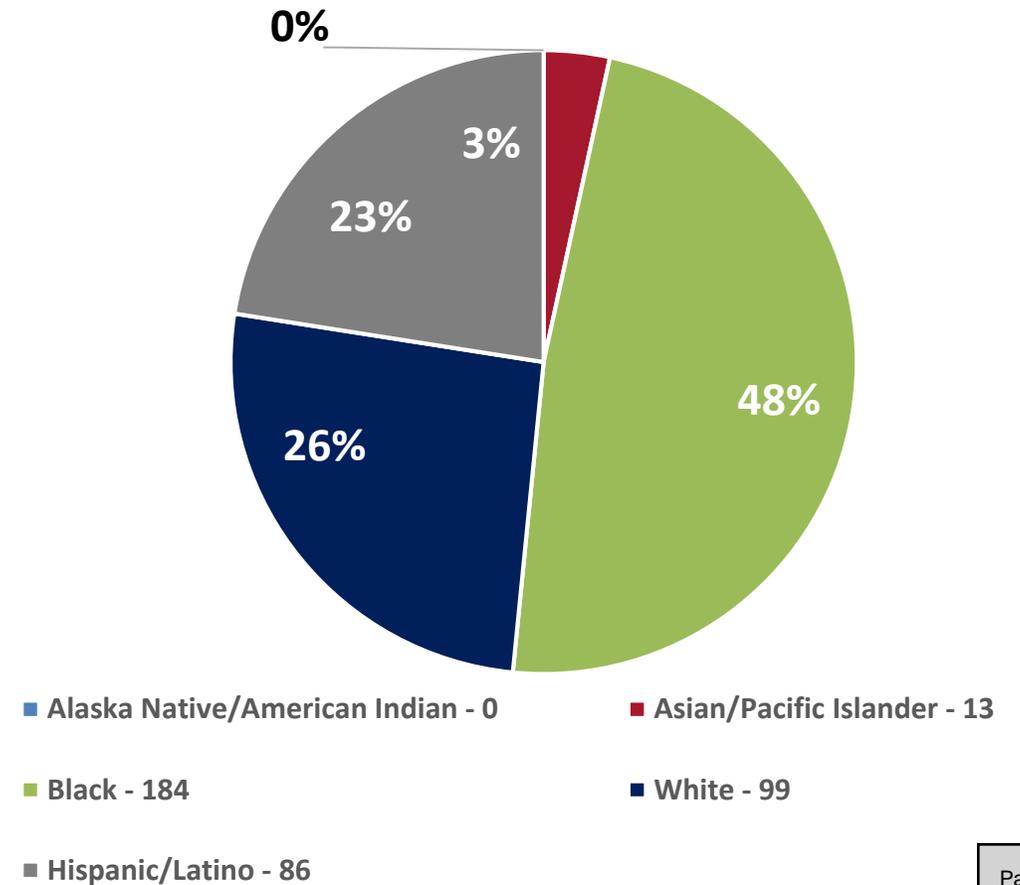
Total Traffic Stops: 13240

# Searches Conducted Traffic Stops

## Reason for Searches



## Demographics of 382 Searches Conducted



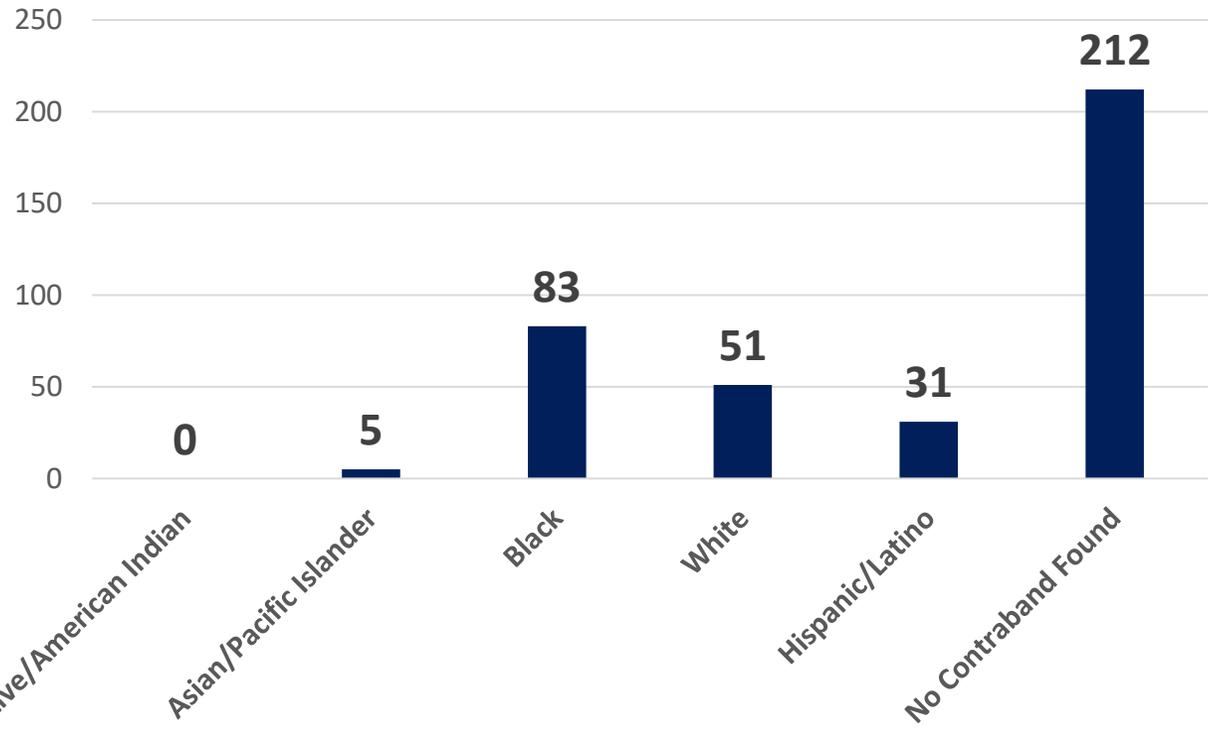
# Use of Force During Traffic Stop & Racial Profiling Complaints

No reports of bodily injury occurred as the result of an officer's Response to Resistance.

Total Number of Racial Profiling Complaints Received during 2025: 0

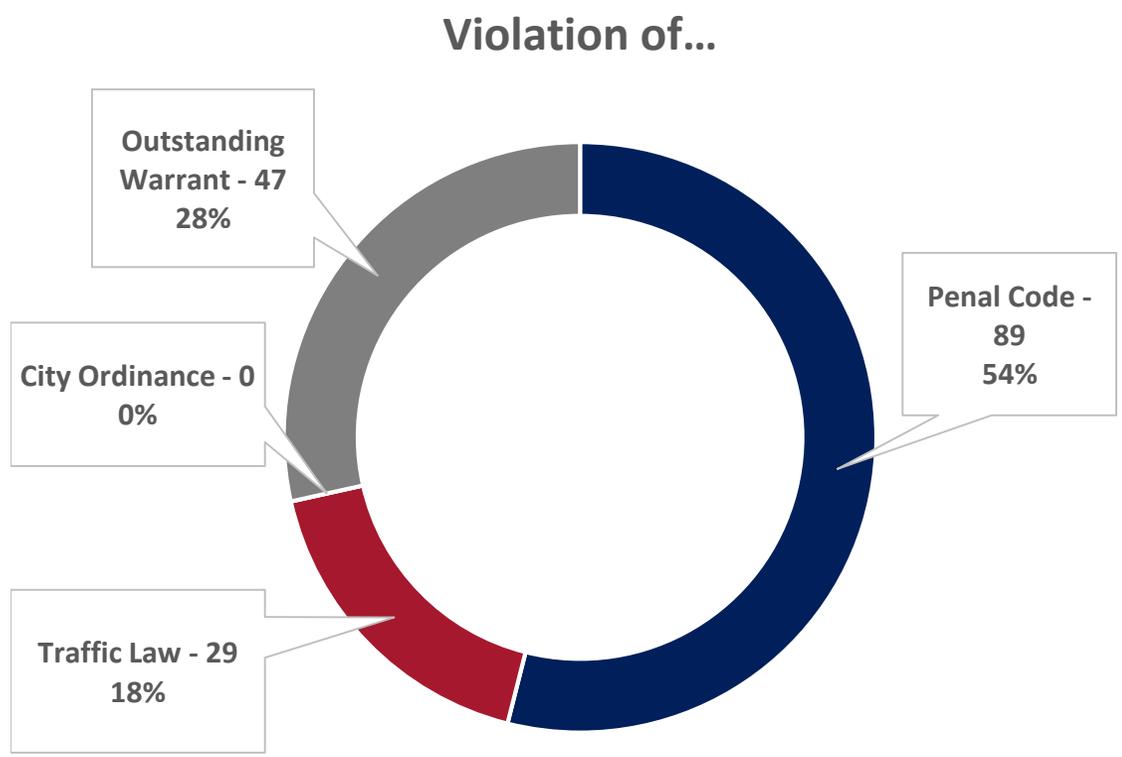
# Additional Information from Traffic Stops

### Contraband Found by Demographic During 382 Searches



■ Number of Times Contraband Discovered

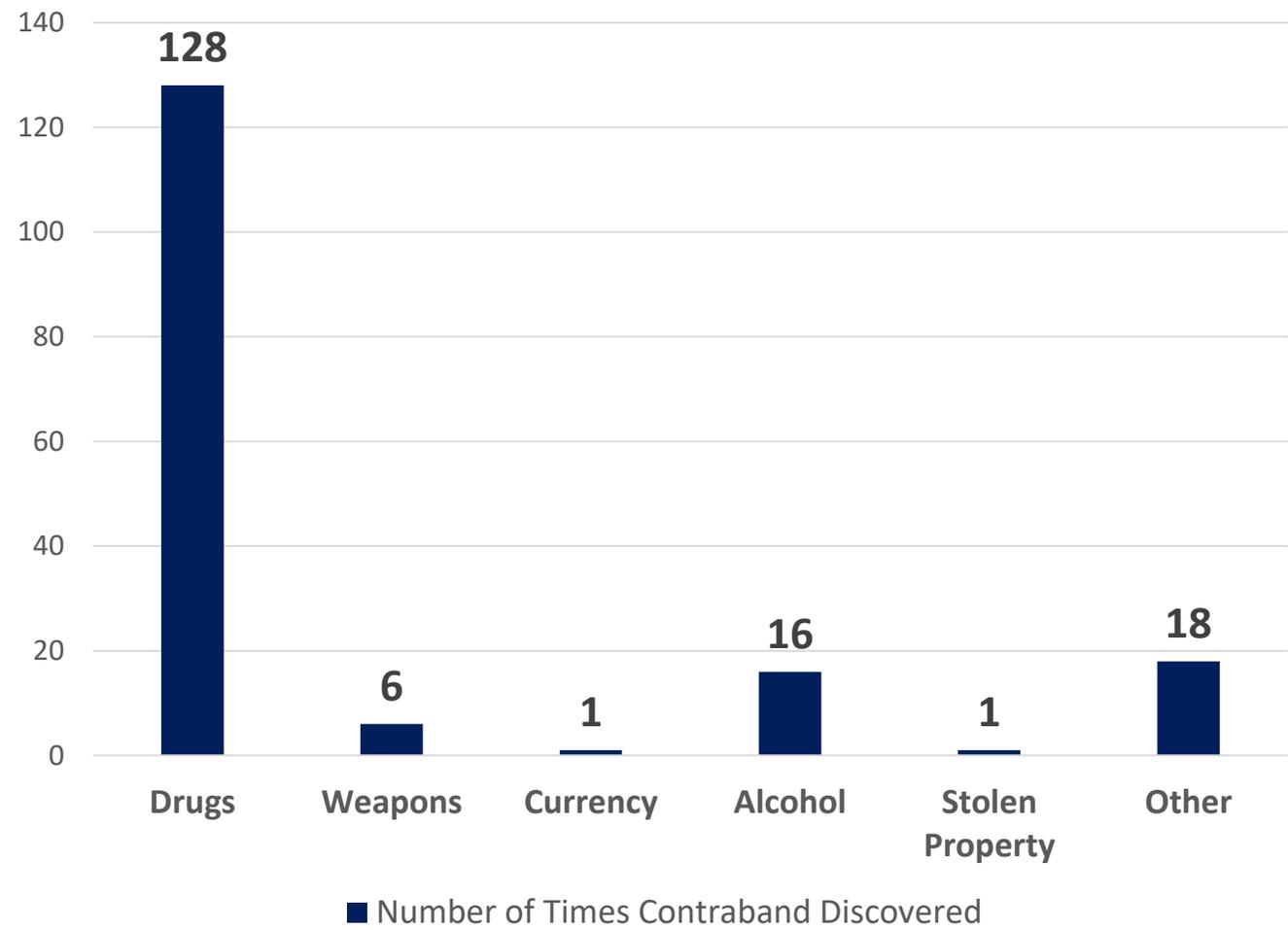
### Basis for 138 Arrests Performed as a Result of a Traffic Stop



■ Penal Code - 89  
 ■ Traffic Law - 29  
 ■ City Ordinance - 0  
 ■ Outstanding Warrant - 47

# Additional Information from Traffic Stops

## Type of Contraband Found During 382 Searches





## PUBLIC WORKS

**To: Mayor and Town Council**

**From: Carrie Jones, Director of Public Works**

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

**Re: Oncor Payment for Pole and Power Relocation**

**Town Council Meeting – January 27, 2026**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

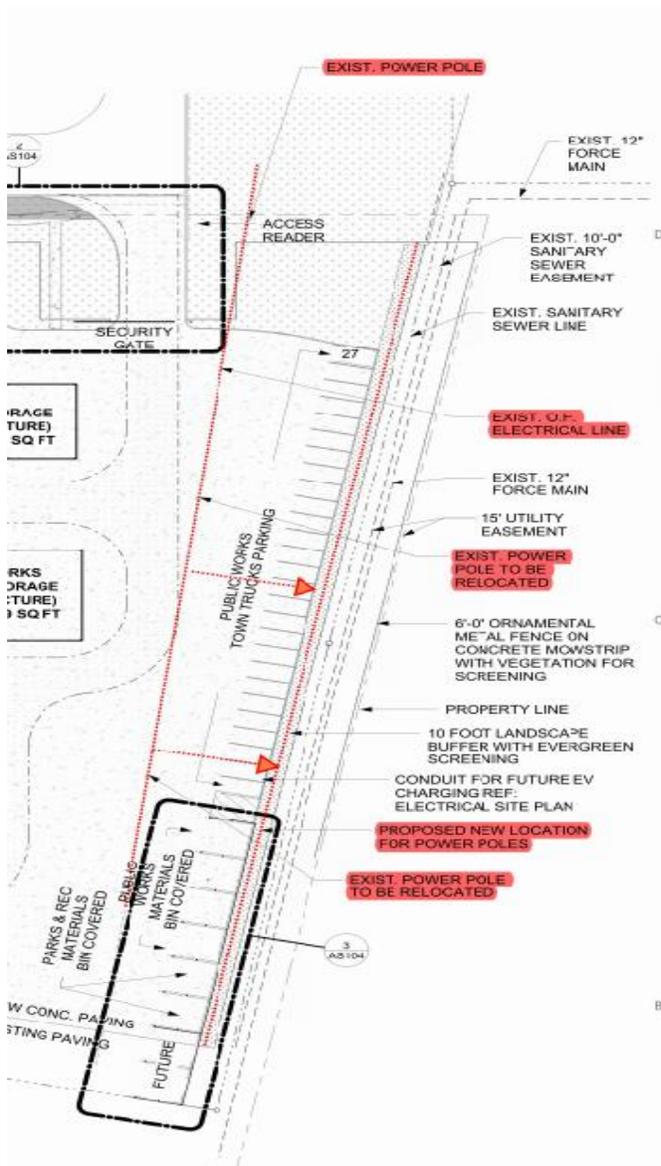
**Agenda Item:**

Consider and act upon approving a payment to Oncor for the relocation of power poles as part of the Public Works and Parks Service Center construction project for a total cost of \$78,253.41.

**Description of Agenda Item:**

As part of the construction of the new Public Works and Parks Service Center, the existing power poles are required to be moved to the edge of the property. The current poles and lines are running through the parking behind the building where Town vehicles and equipment will be parked. Staff began working with Oncor on a new design and placement of the poles in February 2025. The design has been finalized and the cost for the relocation totals \$78,253.41. Since this relocation is not within the public right-of-way, it is not covered within the franchise agreement between the Town and Oncor.

Below is a drawing that depicts the changes to the power poles and electrical lines. The Final Plat will provide a utility easement in the new location to accommodate the new utility easement.



**Budget Impact:**

The cost of the relocation of the power poles totals \$78,253.41 to be funded out of the Public Works and Parks Service Center Project.

**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. Oncor Invoice

**Town Staff Recommendation:**

Town Staff recommends approval of the payment to Oncor for the power pole relocations as part of the Public Works and Parks Service Center construction project totaling \$78,253.41.

**Proposed Motion:**

I move to approve of the payment to Oncor for the power pole relocations as part of the Public Works and Parks Service Center construction project totaling \$78,253.41.



# Statement of Charges

PO Box 910104  
Dallas TX 75391-0104

**Date:** 01/09/2026  
**Project No:** 30831150  
**Transaction ID:** 16073

HEANEY, TYLER C  
214-422-6547  
Tyler.Heaney@oncor.com

**Bill To:**  
Town of Prosper  
Carrie Jones  
601 W Fifth St  
Prosper, TX 75078

**Project Location**  
**Street Address:**  
450 Cook Ln  
**City:** PROSPER  
**County:** COLLIN

Billing Description	Amount Due
CIAC Bill for work order 30831150	\$78,253.41
Price quoted is valid for thirty (30) days from the date of this document.	\$78,253.41

### Remittance Options:

#### Check Instructions

Make all checks payable to Oncor Electric Delivery Company, LLC  
Please put the Transaction ID & Project No. in the Check Memo

#### Electronic Funds Transfer / EFT Instructions

JP Morgan Chase Bank / Dallas  
Account Number 08806169791  
Routing Numbers  
ABA: 021-000-021 (Wire Transfer)  
ABA: 111-000-614 (ACH payments)  
Federal Tax ID: 75-2967830

If an EFT is made please have your financial institution include the tracking number  
Also, email Confirmation number and transfer date to Dina.Taylor@oncor.com

## THANK YOU FOR YOUR BUSINESS!

# REMITTANCE SLIP

Detach this portion of the invoice to accompany payment and mail it with your check

Checks are to be made payable to **Oncor Electric Delivery Company, LLC**

Please retain the above statement for your records

Remit To  
Oncor Electric Delivery Company, LLC  
Attn: TAYLOR, DINA; HEANEY, TYLER C  
PO Box 910104  
Dallas TX 75391-0104

Customer Name
Town of Prosper
Project Number: 30831150
Transaction ID: 16073
Total Amount Paid:
\$78,253.41



## FIRE DEPARTMENT

**To: Mayor and Town Council**

**From: Stuart Blasingame, Fire Chief**

**Through: Mario Canizares, Town Manager**

**Re: NAFECO Bunker Gear Purchase**

**Town Council Meeting – February 24, 2026**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

**Agenda Item:**

Consider and act upon the purchase of bunker gear and protective clothing from North American Fire Equip. inc. DBA NAFECO, through BuyBoard Contract #698-23, in the amount of \$108,720.14. (SB)

**Description of Agenda Item:**

This purchase provides bunker gear for new firefighters and supports the scheduled replacement of existing bunker gear and protective clothing to maintain compliance with NFPA 1851 standards.

**Budget Impact:**

The cost for bunker gear and protective clothing is \$108,720.14. This expenditure is included in the approved budget and will be funded from Account No. 13030010-54200.

**Attached Documents:**

1. Quotation NAFECO
2. Buyboard Contract #698-23

**Town Staff Recommendation:**

Town Staff recommends the Town Council approve the purchase of bunker gear and protective clothing from North American Fire Equip. inc. DBA NAFECO, through BuyBoard Contract #698-23, in the amount of \$108,720.14.

**Proposed Motion:**

I move to approve the purchase of bunker gear and protective clothing from North American Fire Equip. inc. DBA NAFECO, through BuyBoard Contract #698-23, in the amount of \$108,720.14.



North America Fire Equip. Inc.  
 D.B.A. NAFECO  
 P.O. Box 2928  
 Decatur, AL 35602-2928  
 (800) 628-6233

**Quotation** Item 12.  
 Q7526020550555

**Date:** 2026-02-05  
**Expires:** 2026-03-07  
**FOB:**

Customer Number: PRO074  
 Customer Information: PROSPER FIRE DEPARTMENT  
 Address: ATTN: SCOTT DILIBERTO  
 1500 E. FIRST STREET  
 PH: 214-799-6610  
 PROSPER, TX 75078

Attention: SCOTT DILIBERTO  
 Phone: 972-347-2424  
 Email: sdiliberto@prospertx.gov  
 Prepared By: Carter Smith

Qty	Item #	Description	Each	Total
15	CVFM/F	Lion V-Force Coat, K7 Vented, Armor AP Gold Firefighter with Yellow Lettering and Trim	\$2,424.60	\$36,369.00
15	PVFM/F	Lion V-Force Pants, K7 Traditional, Armor AP Gold Firefighter with Yellow Lettering and Trim. Suspenders Included	\$1,773.25	\$26,598.75
3	CVFM/F	Lion V-Force Coat, K7 Vented, Armor AP Gold Captain with Orange Lettering and Trim. Yoke Lettering "CAPTAIN"	\$2,491.29	\$7,473.87
3	PVFM/F	Lion V-Force Pants, K7 Traditional, Armor AP Gold Captain with Orange Lettering and Trim. Suspenders Included	\$1,773.25	\$5,319.75
3	CVFM/F	V-Force Coat, K7 Vented, Nomex Natural/White Chief with Orange Lettering and Trim. Yoke Lettering "BATT. CHIEF"	\$2,392.88	\$7,178.64
3	PVFM/F	Lion V-Force Pants, K7 Traditional, Nomex Natural/White Chief with Orange Trim and Lettering. Suspenders Included	\$1,652.55	\$4,957.65
11	CXTM-71	LION VersaPro PLUS Coat, 32", Tan, Lime/Yellow Trim	\$640.55	\$7,046.05
11	PXTM-71	LION VersaPro PLUS Pant Tan, Lime/Yellow Trim	\$590.85	\$6,499.35
11	804-6379-10M	Thorogood Station 1 EMS/ Wildland Leather Boot Sz 10M	\$318.20	\$3,500.20
11	GB95-04	2W Basic Gear Bag, 22 Inch x 12.5 Inch x 12 Inch, Yellow	\$42.75	\$470.25
30	PAC-ILP84	Majestic Hood, P84, NFPA, Long, Yellow, 2-Ply	\$42.45	\$1,273.50
11	HS2	Hot Shield USA Wildland FF Mask, CarbonX, 1-N95 Mask	\$94.28	\$1,037.08
11	FH911HR-YEL	Bullard Helmet, Full Brim Ratchet Suspension, Yellow	\$90.55	\$996.05
1	BUYBOARD	Contract 698-23	\$0.00	\$0.00
			<b>Subtotal</b>	<b>\$108,720.14</b>
			<b>Freight</b>	<b>TBD</b>
			<b>Total</b>	<b>\$108,720.14</b>

## **Thank you for your business!**

*NOTE: All accounts are subject to sales tax charges unless a valid state exempt certificate is on file with NAFECO, or provided at the time of the order.*

**If you have any questions concerning this quote, please call our number listed above.**

**Visit Us On The Internet At: [nafeco.com](http://nafeco.com)**

**Mailing: P.O. Box 2928, Physical: 2601 Beltline Road Decatur, AL 35602-2928, (800) 628-6233**



## Vendor Contract Information Summary

Vendor NAFECO  
 Contact Jennifer Able  
 Phone 800-628-6233  
 Phone Extension 144  
 Email jennifer.able@nafeco.com  
 Vendor Website www.nafeco.com  
 TIN 63-0725655  
 Address Line 1 1515 West Moulton Street  
 Vendor City Decatur  
 Vendor Zip 35601  
 Vendor State AL  
 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 Yes  
 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  
 Return Policy See attached policy.



## 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 – February 24, 2026**

**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 and Zoning Commission on Preliminary Site Plans and Site Plans.

**Description of Agenda Item:**

Attached is the Preliminary Site Plan that was acted on by the Planning and Zoning Commission on February 3, 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:**

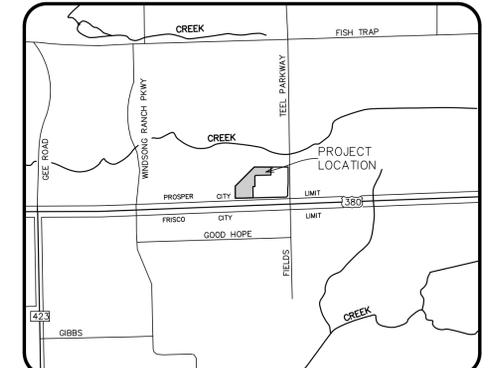
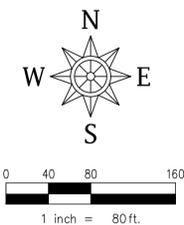
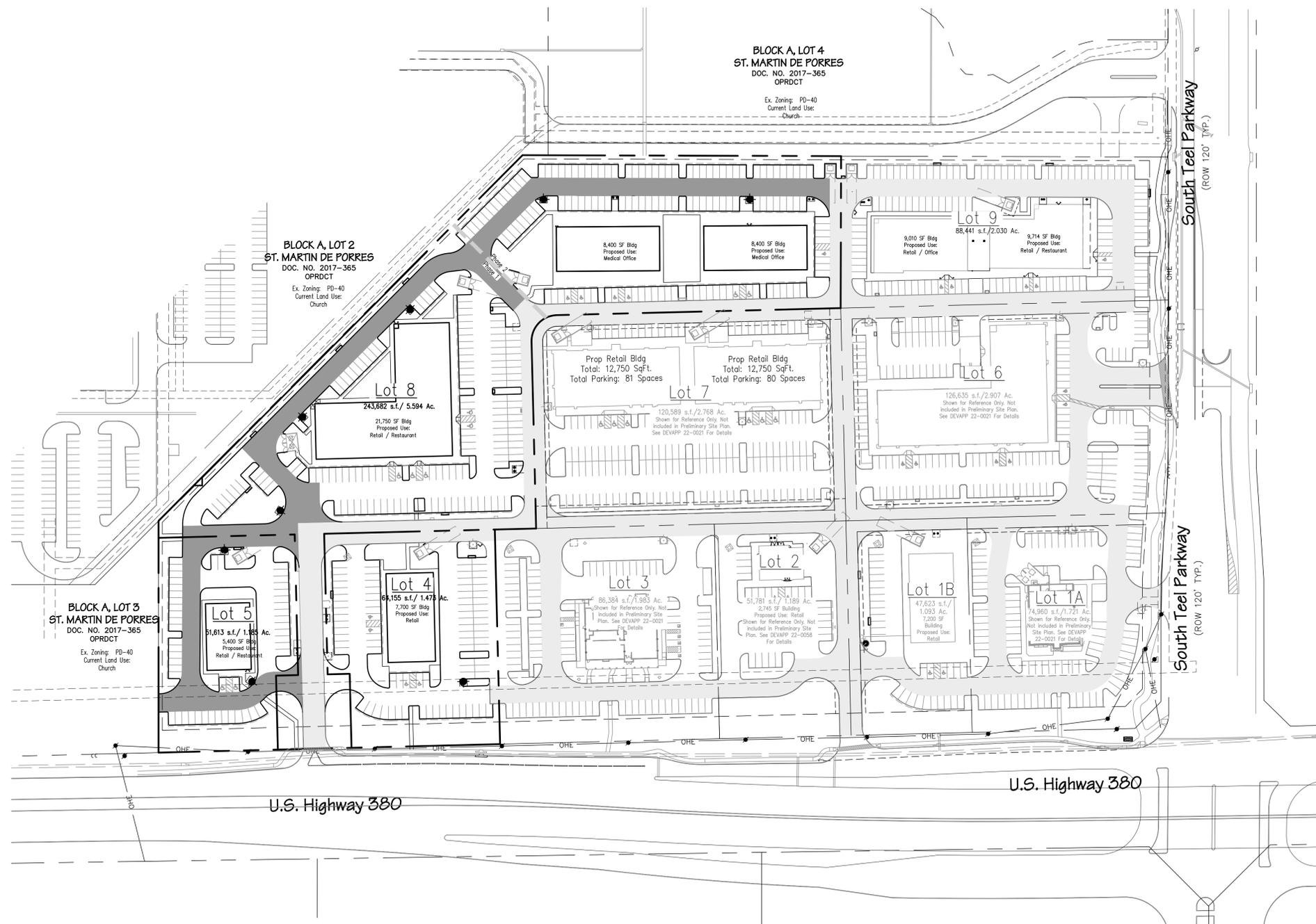
1. DEVAPP-25-0130 – Teel 380 Addition, Block A, Lots 4, 5, and 8 (Approved 6-0)
2. PowerPoint Slides

**Town Staff Recommendation:**

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

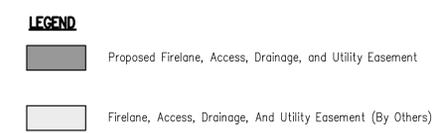
**Proposed Motion:**

N/A



Vicinity Map  
NTS

- TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:**
- 1) All development standards shall follow Town Standards.
  - 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
  - 3) All development standards shall follow Fire Requirements per the Town of Prosper.
  - 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - 5) All signage is subject to Building Official approval.
  - 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - 7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
  - 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
  - 9) No Trees on Site.
  - 10) At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.



**SITE DATA SUMMARY TABLE**

LOT	ZONING	PROPOSED USE (USE1, USE2, USE3)	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	USE1 BUILDING AREA (SF)	USE2 BUILDING AREA (SF)	USE3 BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO (USE1, USE2, USE3)	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROMISED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF) (15 SF PER SPACE)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)		OPEN SPACE PROVIDED		PATIO SPACE PROVIDED (SF)
			SF	AC																	(%)	(SF)	(%)		
4	PD	RETAIL, RESTAURANT	64,155	1.47	7,700	0*	7,700	N/A	29'-11"	1	12.0%	0.12:1	1,250, 1:100	77	84	4	4	1,280	2,512	56,175	4,491	5,314	8.28%	N/A	
5	PD	RETAIL, RESTAURANT	51,613	1.18	5,400	1,000	4,400	N/A	29'-11"	1	10.5%	0.1046:1	1,250, 1:100	48	49	2	2	735	2,024	34,890	3,613	6,407	12.41%	N/A	
8	PD	RETAIL, RESTAURANT, MEDICAL OFFICE	243,682	5.59	38,550	0*	21,750	16,800	29'-11"	1	15.8%	0.1582:1	1,250, 1:100, 1:350	266+5 (Patio)	274	7	7	4,110	9,308	213,609	17,058	26,640	10.93%	864	
<b>Total</b>			<b>359,450</b>	<b>8.240</b>	<b>51,650</b>	<b>1,000</b>	<b>29,945</b>	<b>16,800</b>						<b>395</b>	<b>407</b>	<b>13</b>	<b>13</b>	<b>6,105</b>	<b>13,844</b>	<b>304,674</b>	<b>38,312</b>	<b>55,695</b>	<b>15.77%</b>	<b>864</b>	

\* Note: Lot parked for use with most restrictive parking requirements.

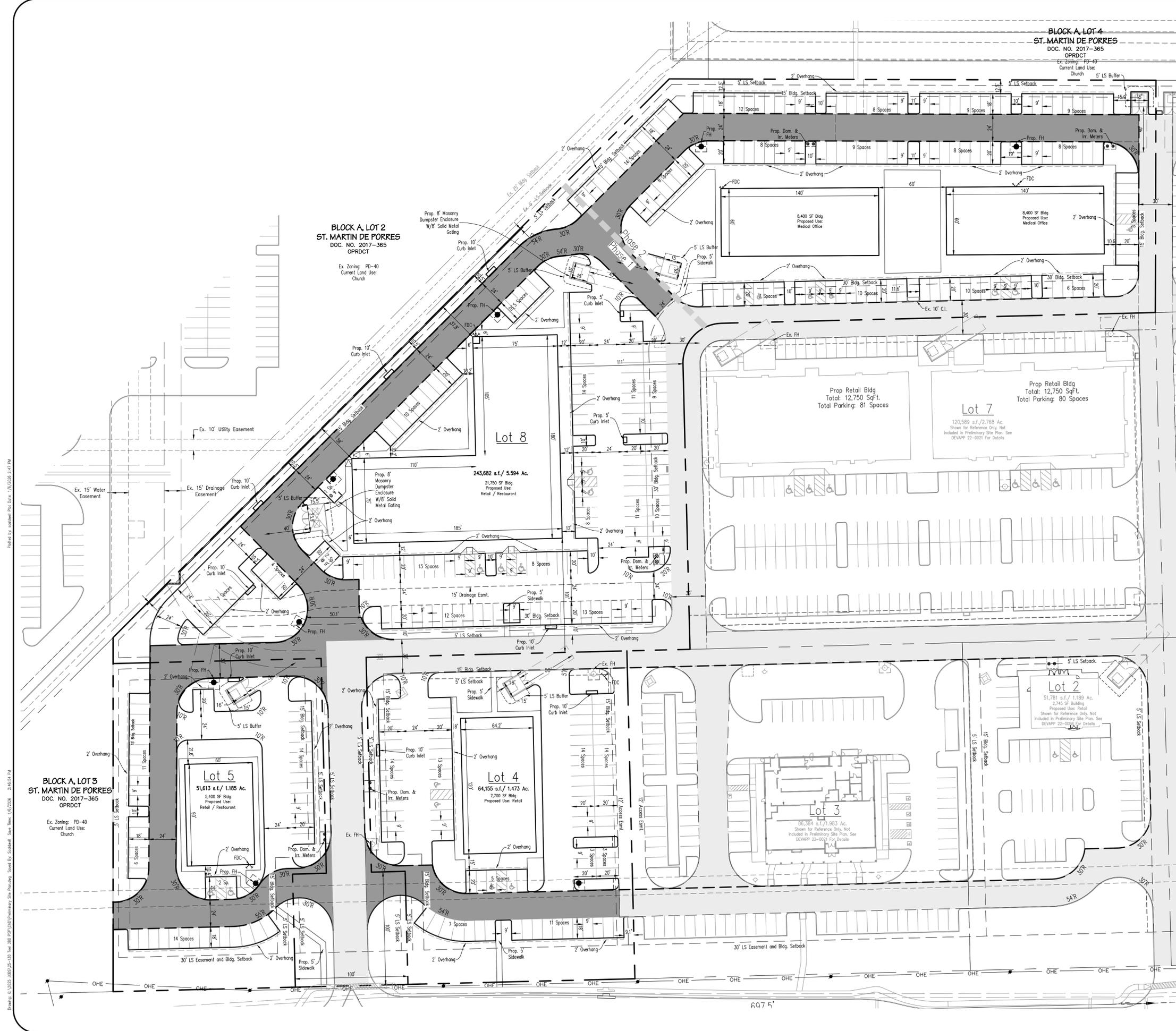
Town Case No. DEVAPP-25-0130  
PRELIMINARY SITE PLAN

# TEEL 380 ADDITION

Block A, Lots 4, 5 & 8  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ~ ABSTRACT NO. 1681  
Current Zoning: PD-40  
359,450 Sq. Ft./8.252 Acres

**SPIARS**  
ENGINEERING & SURVEYING  
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com  
Karism Smith • karis.smith@spiarsengineering.com

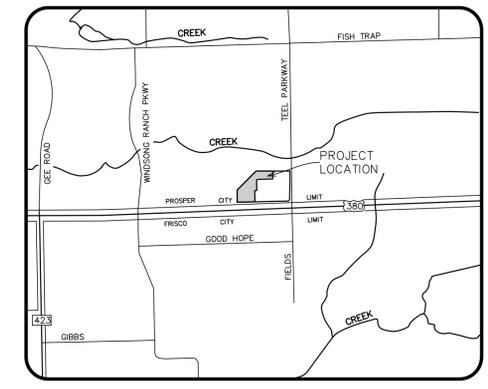
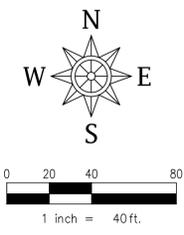
<b>OWNER / APPLICANT</b> Lot 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	<b>OWNER / APPLICANT</b> Lot 5 380 Teel Retail LLC 5867 Alyworth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krotlapalli	<b>OWNER / APPLICANT</b> Lot 8 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, TX 75035 Telephone: (469) 500-3393 Contact: Kalyan Reddy	<b>OWNER / APPLICANT</b> Lot 8 VCSR PGAT11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	<b>OWNER / APPLICANT</b> Lot 8 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (870) 509-0000 Contact: Rajiv Chalasani	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Karis Smith
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**BLOCK A, LOT 4**  
**ST. MARTIN DE PORRES**  
 DOC. NO. 2017-365  
 OPRDCT  
 Ex. Zoning: PD-40  
 Current Land Use: Church

**BLOCK A, LOT 2**  
**ST. MARTIN DE PORRES**  
 DOC. NO. 2017-365  
 OPRDCT  
 Ex. Zoning: PD-40  
 Current Land Use: Church

**BLOCK A, LOT 3**  
**ST. MARTIN DE PORRES**  
 DOC. NO. 2017-365  
 OPRDCT  
 Ex. Zoning: PD-40  
 Current Land Use: Church



**Vicinity Map**

**TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:**

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 5) All signage is subject to Building Official approval.
- 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 9) No Trees on Site.
- 10) At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

**LEGEND**

- Proposed Firelane, Access, Drainage, and Utility Easement
- Firelane, Access, Drainage, And Utility Easement (By Others)

**Town Case No. DEVAPP-25-0130**  
**PRELIMINARY SITE PLAN**  
**TEEL 380 ADDITION**  
 Block A, Lots 4, 5 & 8  
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
 C. SMITH SURVEY ~ ABSTRACT NO. 1681  
 Current Zoning: PD-40  
 359,450 Sq. Ft./8.252 Acres

<p><b>OWNER / APPLICANT</b>          Lot 4          TEEL 380 LP          8668 John Hickman Parkway          Suite 907          Frisco, Texas 75034          Telephone (248) 345-3818          Contact: Shiva Kondru</p>	<p><b>OWNER / APPLICANT</b>          Lot 5          380 Teel Retail LLC          5867 Aliyworth Dr          Frisco, Texas 75035          Telephone (302) 494-3699          Contact: Srikanth Krotlapali</p>	<p><b>OWNER / APPLICANT</b>          Lot 8          Vinesso Properties LP          14690 Gentle Breeze Rd          Frisco, TX 75035          Telephone: (469) 500-3393          Contact: Kalyan Reddy</p>
<p><b>OWNER / APPLICANT</b>          Lot 8          VCSR P6A1 LLC          3901 Boynton Blvd          Flower Mound, Texas 75022          Telephone (870) 509-0000          Contact: Chandrasekhar Chintala</p>	<p><b>OWNER / APPLICANT</b>          Lot 8          VARS ESTATES 12 LLC          9322 Middle Ground Place          Frisco, Texas 75035          Telephone (203) 893-8915          Contact: Rajiv Chalasani</p>	<p><b>ENGINEER / SURVEYOR</b>          Spiars Engineering, Inc.          501 W. President George Bush Hwy, Suite 200          Richardson, TX 75080          Telephone: (972) 422-0077          TBPELS No. F-2121 And No. F-10043100          Contact: Karis Smith</p>

# Teel 380 Addition, Block A, Lots 4-5 and 8 (DEVAPP-25-0130)

# Information

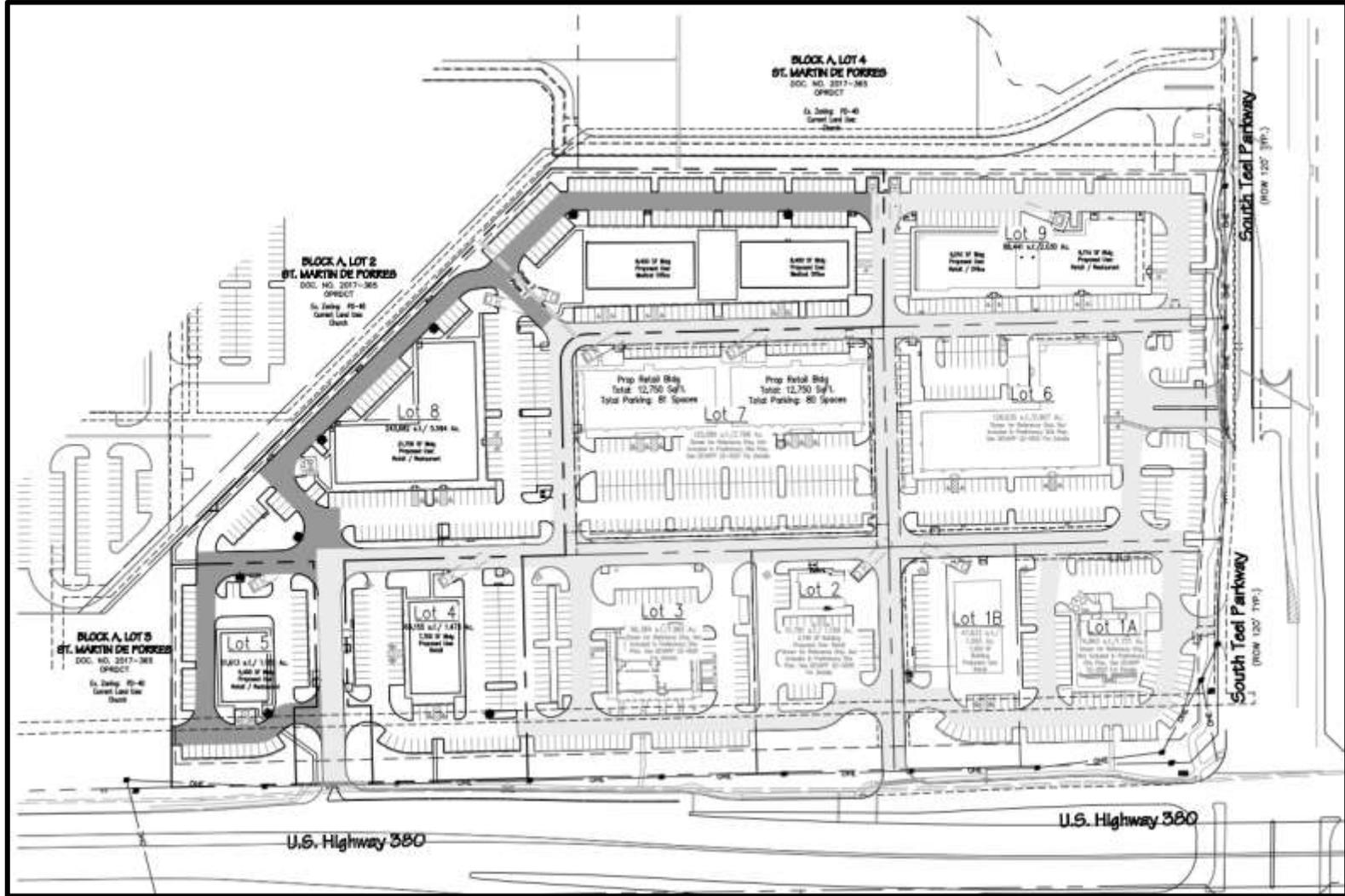
## Purpose:

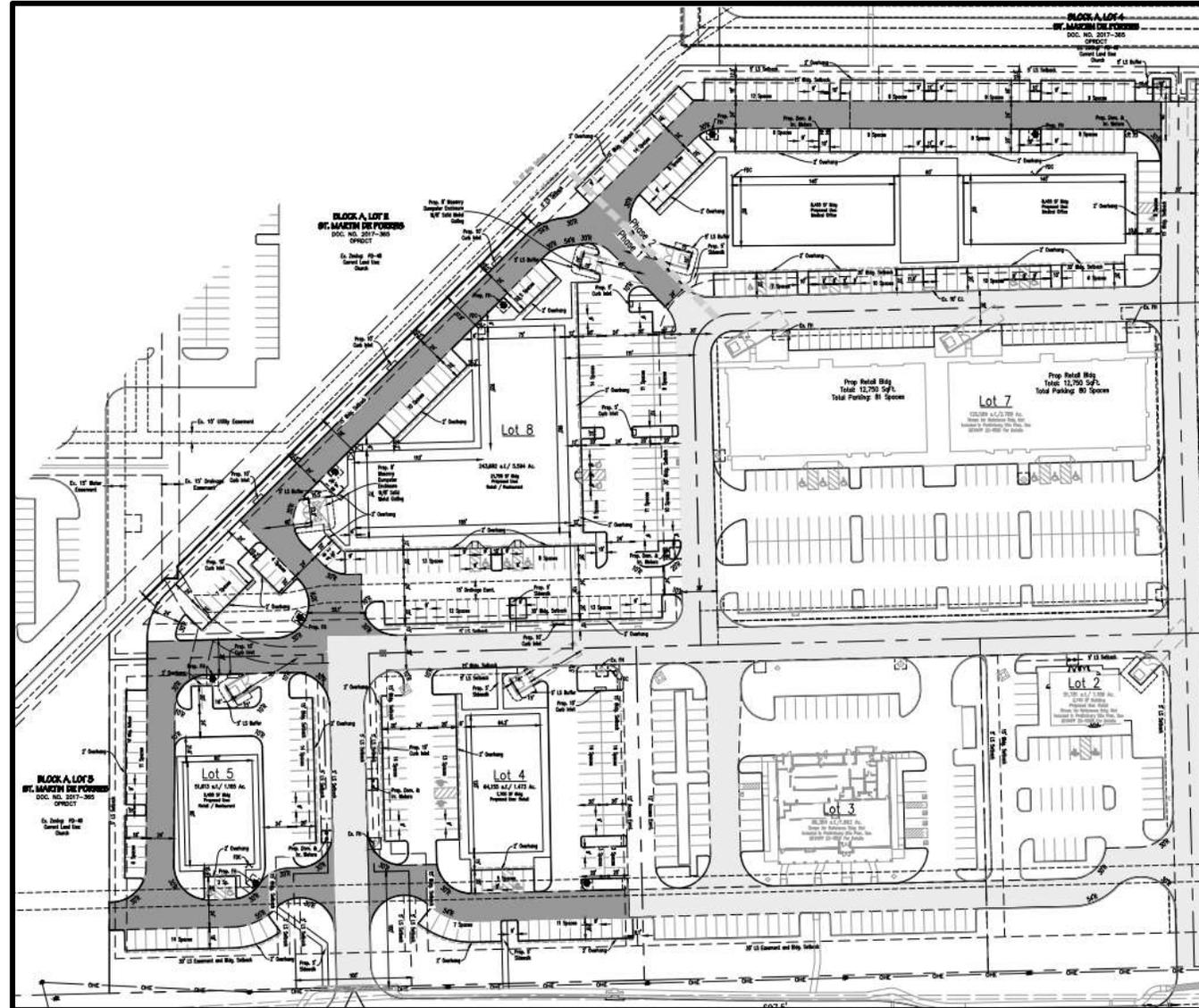
- Construct five buildings totaling 51,650 square feet on three lots.
  - Lot 4: Restaurant/Retail Building (7,700 SF)
  - Lot 5: Restaurant/Retail Building (5,400 SF)
  - Lot 8: Two Medical Office Buildings (16,800 SF) + Restaurant/Retail Building (21,750 SF)

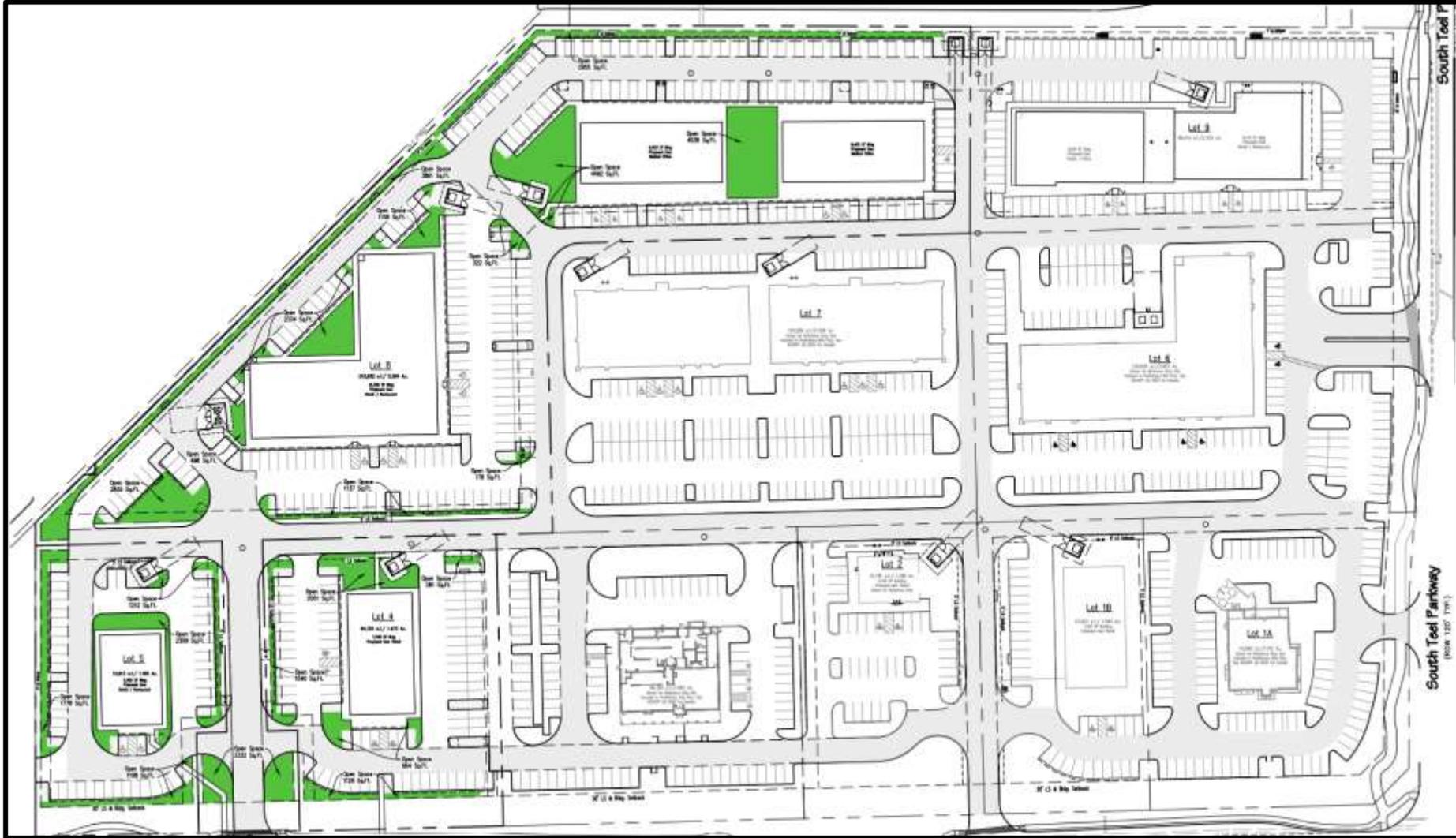
## History:

- A Preliminary Site Plan (DEVAPP-25-0058) was approved by the Planning & Zoning Commission on November 4, 2025, that created Lots 4-5.
  - Lot 5 being subdivided to create Lot 8 with a portion of Lot 4 being incorporated into Lot 8.













## 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: Specific Use Permit for Private Streets**

**Town Council Meeting – February 24, 2026**

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

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)

**Future Land Use Plan:**

The Future Land Use Plan recommends the US Highway 380 District.

**Zoning:**

The property is zoned Planned Development-114 (Townhome).

**Thoroughfare Plan:**

This property has access to University Drive and future access to Mirabella Boulevard/Way (Street Name Pending).

**Parks Master Plan:**

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

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

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

**Attached Documents:**

1. Aerial & Zoning Map
2. Exhibit A-1 – Written Metes and Bounds

- 3. Exhibit A-2 – Boundary Exhibit
- 4. Exhibit B – Site Plan
- 5. Approved Preliminary Plat (DEVAPP-24-0137)
- 6. PowerPoint Slides

**Description of Agenda Item:**

The purpose of this request is to obtain a Specific Use Permit for private streets for a residential development. The intent is to construct a gated subdivision consisting of 194 townhomes.

**History:**

A Preliminary Plat (DEVAPP-24-0137) for the townhomes was approved by the Planning & Zoning Commission on April 1, 2025.

**Compatibility:**

The zoning and land use of the surrounding properties are shown below.

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-114	Vacant	US Highway 380 District
<b>North</b>	Planned Development-114	Vacant	US Highway 380 District
<b>East</b>	Planned Development-114	Multifamily	US Highway 380 District
<b>South</b>	Planned Development-114	Vacant	Dallas North Tollway District
<b>West</b>	Planned Development-114	Vacant	Floodplain

**Private Street Standards:**

The Town’s Zoning Ordinance requires approval of a Specific Use Permit for residential subdivisions to have private streets. Subdivisions such as Montclair and Park Place have approved Specific Use Permits for private streets. Additionally, the future residential development to the north of this site, Mirabella, has the allowance of private streets written into their Planned Development. The request is consistent with that of other subdivisions including the adjacent one to the north.

**Specific Use Permit Criteria:**

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
  - *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because the future residential subdivision to the north, Mirabella, will also be a gated community.*
2. *Are the activities requested by the applicant normally associated with the requested use?*
  - *Yes, the activities requested by the applicant are normally associated with the requested use as there are other residential areas within the town that are also gated.*

3. *Is the nature of the use reasonable?*

- *Yes, the nature of the use is reasonable as there are other examples of residential subdivisions being gated.*

4. *Has any impact on the surrounding area been mitigated?*

- *Yes, the impact on the surrounding area has been mitigated as the surrounding area is also a gated community.*

**Town Staff Recommendation:**

Town Staff recommends approval of the request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive.

**Planning and Zoning Recommendation:**

The Planning and Zoning Commission unanimously recommended approval of this item by a vote of 6-0 at their meeting on February 3, 2026.

**Proposed Motion:**

I move to approve/deny a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive.



# ZONE-25-0002

Brookhollow Townhomes

Specific Use Per

This map for illustration purposes only

**LEGAL DESCRIPTION**  
**BROOK HOLLOW TOWNHOMES**  
**SPECIAL USE PERMIT – 21.394 ACRES**  
**JEREMIAH HORN SURVEY, ABSTRACT NO. 411**  
**TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

**WHEREAS** Mythri Prosper Town Home LP, Mythri Prosper Hallow Commercial, LLC, and JEN TEXAS 40 LLC, are the sole owner of a 21.394 acre tract of land situated in the Jeremiah Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, and being all of a called 20.043 acre tract of land conveyed to Mythri Prosper Town Home LP, by deed of record in Instrument No. 2024000021406, of said Official Public Records, and being part of a tract of land conveyed to Mythri Prosper Hallow Commercial, LLC, by deed of record in Instrument No. 2024000021365, of said Official Public Records, and being a part of a 190.211 acre tract of land conveyed to JEN TEXAS HOMES 40 LLC, by deed of record in Instrument No. 2025000028240, of said Official Public Records; said 21.394 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the west line of Brookhollow Apartments, Block A, Lot 1, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 721, of the Plat Records of Collin County, Texas, said point being at the northeast corner of a said Mythri Prosper Hallow Commercial, LLC tract;

**THENCE** North 89 degrees 35 minutes 30 seconds West, along the north line of said Mythri Prosper Hallow Commercial, LLC tract, a distance of 1,420.72 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

**THENCE** departing the said north line of the Mythri Prosper Hallow Commercial, LLC tract, over and across said Mythri Prosper Town Home LP tract, said Mythri Prosper Hallow Commercial, LLC tract, and said 190.211 acre tract, the following courses and distances:

South 49 degrees 36 minutes 17 seconds West, a distance of 139.90 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 40 degrees 17 minutes 29 seconds East, a distance of 1.92 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 39 degrees 34 minutes 16 seconds, a radius of 330.00 feet, and an arc length of 227.91 feet (chord bears South 20 degrees 30 minutes 21 seconds East, 223.41 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of reverse curve to the left;

Along said easterly line of said State of Texas tract, and along said non-tangent curve to the left having a central angle of 00 degrees 35 minutes 15 seconds, a radius of 470.00 feet, and an arc length

of 4.82 feet (chord bears South 00 degrees 59 minutes 37 seconds East, 4.82 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in an easterly line of a tract of land conveyed to the State of Texas, by deed of record in Instrument No. 2024000091799, of said Official Public Records, said point being at the beginning of a non-tangent curve to the left;

**THENCE** in a northerly direction, along said easterly line, along said non-tangent curve to the left having a central angle of 01 degrees 01 minutes 30 seconds, a radius of 270.00 feet, and an arc length of 4.83 feet (chord bears North 12 degrees 21 minutes 43 seconds West, 4.83 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the northeast corner of said State of Texas tract;

**THENCE** South 89 degrees 18 minutes 00 seconds West, departing the said easterly line of the State of Texas tract, along a north line of said State of Texas tract, a distance of 59.05 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of a non-tangent curve to the left;

**THENCE** departing the said north line of the State of Texas tract, over and across said Mythri Prosper Town Home LP tract, and said 190.211 acre tract, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 39 degrees 35 minutes 08 seconds, a radius of 270.00 feet, and an arc length of 186.54 feet (chord bears North 20 degrees 29 minutes 55 seconds West, 182.85 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 40 degrees 17 minutes 29 seconds West, a distance of 99.98 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 55 degrees 39 minutes 52 seconds, a radius of 330.00 feet, and an arc length of 320.60 feet (chord bears North 12 degrees 27 minutes 33 seconds West, 308.14 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 15 degrees 55 minutes 54 seconds East, a distance of 136.52 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 28 degrees 15 minutes 31 seconds, a radius of 480.00 feet, and an arc length of 236.74 feet (chord bears North 30 degrees 03 minutes 39 seconds East, 234.35 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 45 degrees 48 minutes 35 seconds East, a distance of 60.00 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the common line between said Mythri Prosper Town Home LP, and said 190.211 acre tract;

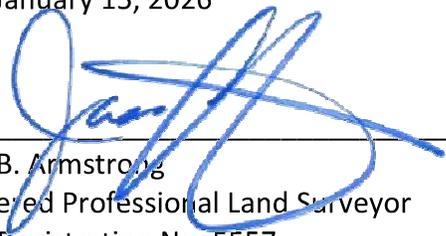
**THENCE** South 89 degrees 35 minutes 27 seconds East, along the common line between said Prosper 380 Tollway LP tract, said Prosper Hollow LP tract, and said Highland Homes Dallas, LP tract, a distance

of 1,498.64 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Lot 1, Block A, at a southeast corner of said 190.211 tract, and being at the northeast corner of said Mythri Prosper Town Home LP tract;

**THENCE** South 00 degrees 40 minutes 54 seconds East, departing the said common line between the Mythri Prosper Town Home LP tract, and said 190.211 acre tract, along the common line between said Mythri Prosper Town Home LP tract and said Lot 1, Block A, a distance of 537.96 feet to the **POINT-OF-BEGINNING, containing 931,909 square feet or 21.394 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Date: January 15, 2026

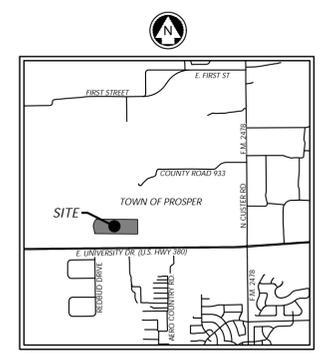


Jason B. Armstrong  
Registered Professional Land Surveyor  
Texas Registration No. 5557



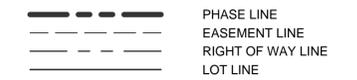


VICINITY MAP  
N.T.S.



0 80' 160'  
SCALE: 1" = 80'

LEGEND



- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
  2. ALL VISIBILITY EASEMENTS TO BE 10X10. EXCEPT AT INTERSECTIONS WITH ALLEYS WHERE THEY SHALL BE 5X15'.
  3. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED ON FINAL PLAT.
  4. NOTICE: 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 PERMITS.
  5. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ECT. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
  6. THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085G025J MAP REVISION JUNE 2, 2009 AND ZONE AE ACCORDING TO THE LOMR 16-06-4255P, EFFECTIVE MAY 25, 2017. SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114 WITH A BASE ZONING OF SF-10.
  7. ULTIMATE FLOODPLAIN PROVIDED IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREACH ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT TIME OF FINAL PLAT.
  8. FENCES ADJACENT TO PUBLIC OR PRIVATE OPEN SPACE, PUBLIC OR PRIVATE PARKS, OR HIKE AND BIKE TRAILS SHALL BE ORNAMENTAL METAL, TUBULAR STEEL OR SPLIT RAIL WITH A MINIMUM 50 PERCENT THROUGH VISION SEC. 3.19.001(10).
  9. FOR ANY LINE WORK DEALING WITH THE SUBDIVISION TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0036 PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED, THEREFORE, LINE WORK IS CONCEPTUAL ONLY.
  10. ALL BARRIER FREE RAMPS WILL BE DIRECTIONAL WHEN DESIGNING IN THE CONSTRUCTION PLANS PER FEDERAL GUIDELINES.
  11. TOWNHOMES WITH <20' DRIVEWAYS SHALL NOT ALLOW PARKING.
  12. NO LANDSCAPING, FENCING, OR HVAC EQUIPMENT SHALL BE LOCATED IN THE 10' CLEAR WIDTH SPACE BETWEEN TOWNHOME BLOCKS.
  13. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
  14. ALL ACCESS GATES SHALL BE AUTOMATIC ONLY. 4 FT. PEDESTRIAN GATE REQUIRED AT ALL AUTOMATIC GATES.

PRELIMINARY  
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO 134341 01/16/2026  
TYPE OR PRINT NAME PLS DATE

EXHIBIT B: SITE PLAN  
BROOKHOLLOW TOWNHOMES

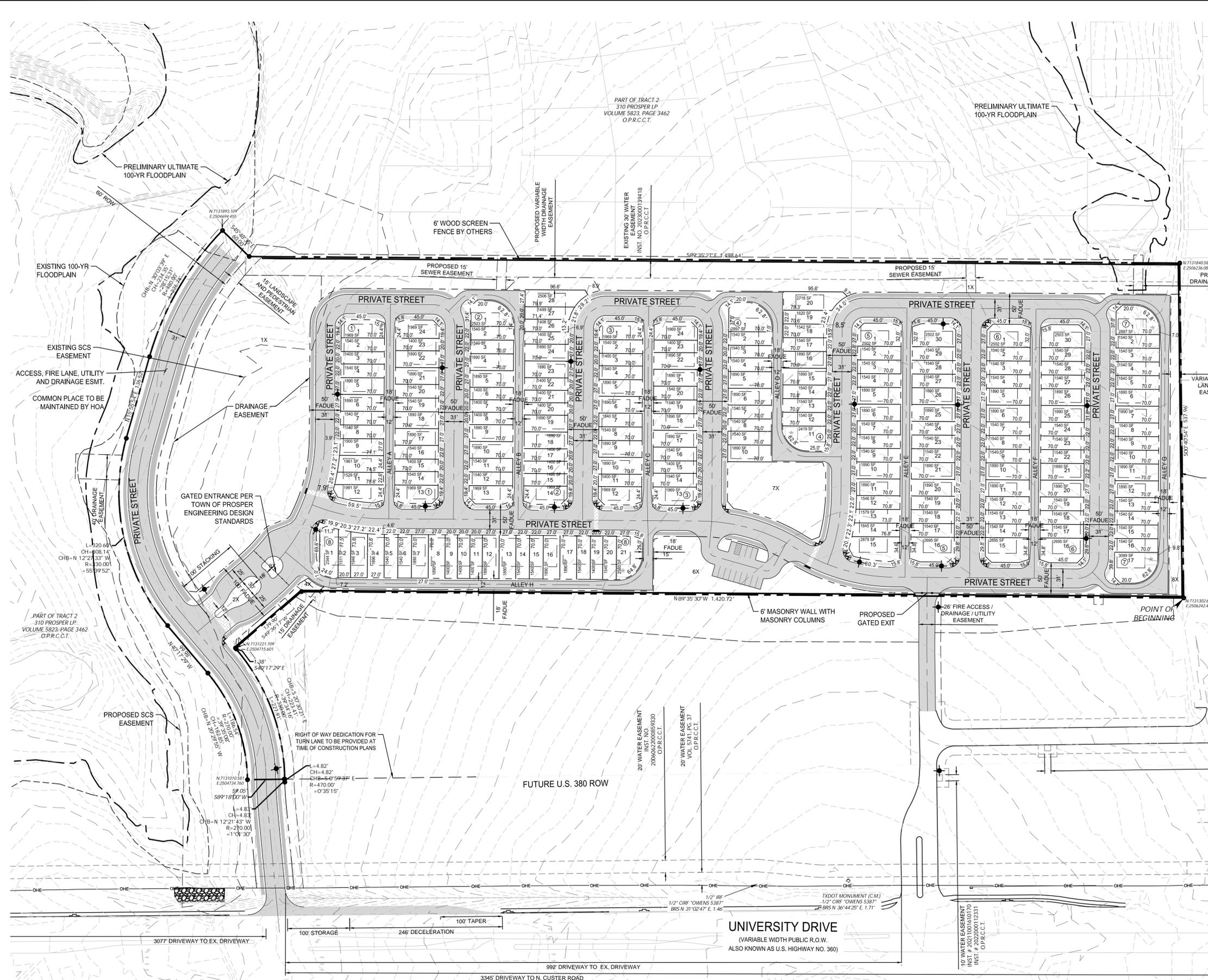
CASE NUMBER: ZONE-25-0002  
21.394 CONTAINING BLOCK 1, LOTS 1-24; BLOCK 2, LOTS 1-28; BLOCK 3, LOTS 1-24; BLOCK 4, LOTS 1-20; BLOCK 5, LOTS 1-30; BLOCK 6, LOTS 1-30; BLOCK 7, LOTS 1-17; BLOCK 8, LOTS 1-21; AND LOTS 1X-8X, FOR A TOTAL OF 194 TOWNHOME LOTS AND 8 OPEN SPACE LOTS  
FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411  
PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
DEVELOPER NAME: PROSPER HOLLOW LP & PROSPER 380 TOLLWAY LP ADDRESS: 826 MANGO CT COPPELL, TEXAS 75019 CONTACT: RAMAKRISHNA GULLAPALLI (214)416-9227		<b>Westwood</b> Phone (409) 213-1800 11800 Frisco Street, Suite 400 FolFree (888) 937-5159 Frisco, TX 75033 westwoodps.com Westwood Professional Services, Inc. TSPS FIRM REGISTRATION NO. 10074301	

DATE:	JANUARY 2026	DESIGNED:	CCB	SHEET
WPS PROJECT #:	DLR23003	DRAWN:	CCB	1 OF 1
		REVIEWER:	RCS	

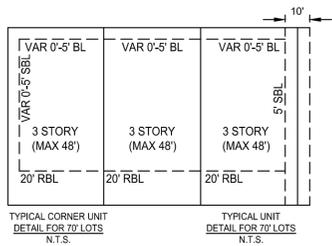
DEFINITIONS:  
SCS - SOIL CONSERVATION SERVICE  
FADUE - FIRE ACCESS, DRAINAGE, & UTILITY EASEMENT  
● - 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET

NOTE: THIS DESIGN LAYOUT IS PRELIMINARY AND FOR THE PURPOSES OF EVALUATING THE REQUEST FOR PRIVATE STREETS.

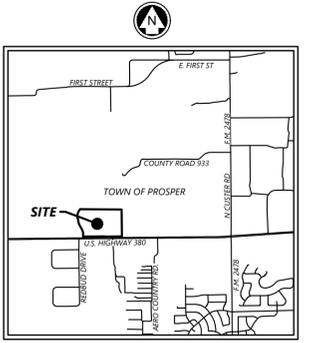


Drawing: N:\JLS\G\_Drive\DRG\DLR23003\_Brookhollow\_33463\_Design\02\_Easements\022\_Preliminary\SitePlan\_Specific\_Use\Permit\DLR23003\_C-PLAT\_EWMBIT.B  
Last Saved: 1/16/2026 11:00 AM  
Plot Date Time: 1/16/2026 11:58 AM

Approved Preliminary Plat (DEVAPP-24-0137)



VICINITY MAP N.T.S.



Scale: 1" = 80'

LEGEND

- BOUNDARY LINE
EASEMENT LINE
RIGHT OF WAY LINE
LOT LINE
PROPOSED 100-YR FLOODPLAIN
EXISTING 100-YR FLOODPLAIN

- NOTES:
1. PROPERTY INCLUDES 194 LOTS (AVERAGE OF 1400 SF) TAKING UP XX ACRES WITH A DENSITY OF 9.68 LOTS PER ACRE.
2. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
3. ALL VISIBILITY EASEMENTS TO BE 10'x10', EXCEPT AT INTERSECTIONS WITH ALLEYS WHERE THEY SHALL BE 5'x15'.
4. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED ON FINAL PLAT.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE OWNED AND MAINTAINED BY THE HOA.
7. THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0255J MAP REVISION JUNE 2, 2009 AND ZONE AE ACCORDING TO THE LOMR 16-06-0255J, EFFECTIVE MAY 25, 2017.
8. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF THE FINAL PLAT.
9. SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114.
10. ULTIMATE FLOODPLAIN PROVIDED IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREACH ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT TIME OF FINAL PLAT.
11. FENCES ADJACENT TO PUBLIC OR PRIVATE OPEN SPACE, PUBLIC OR PRIVATE PARKS, OR HIKE AND BIKE TRAILS SHALL BE ORNAMENTAL METAL, TUBULAR STEEL OR SPLIT RAIL WITH A MINIMUM 50 PERCENT THROUGH VISION SEC. 3.19.001(10).
12. FOR ANY LINE WORK DEALING WITH THE SUBDIVISION TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0036 PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED. THEREFORE, LINE WORK IS CONCEPTUAL ONLY.
13. ALL BARRIER FREE RAMPS WILL BE DIRECTIONAL WHEN DESIGNED IN THE CONSTRUCTION PLANS PER FEDERAL GUIDELINES.
14. NO LANDSCAPING, FENCING, OR HVAC EQUIPMENT SHALL BE LOCATED IN THE 10' CLEAR WIDTH SPACE BETWEEN TOWNHOME BLOCKS. MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH PD-114.
15. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH AN NFPA 13D RESIDENTIAL SPRINKLER SYSTEM.

PRELIMINARY - FOR REVIEW ONLY -

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Ryan C. Sextro 134341 03/26/2025

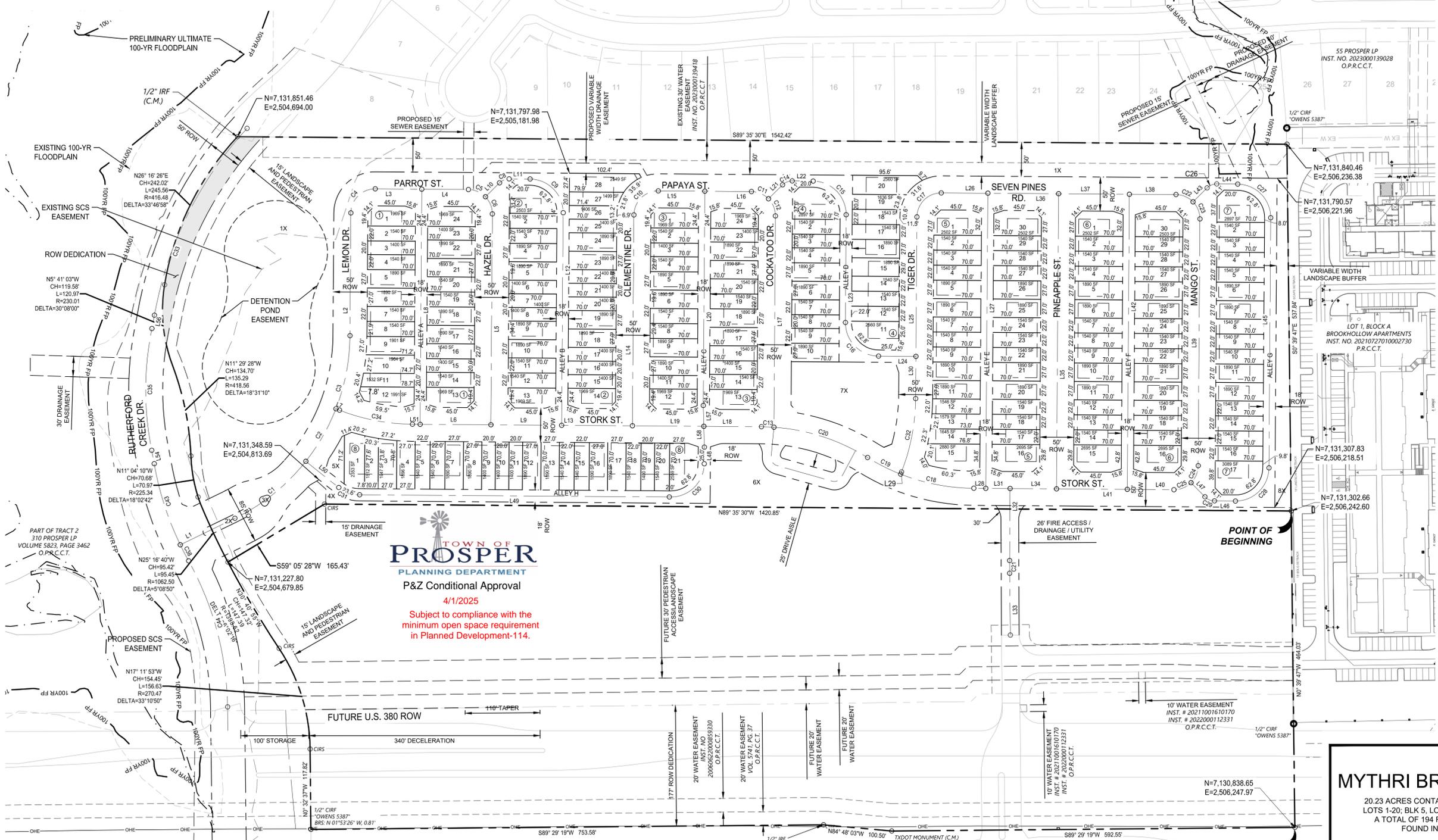
MYTHRI BROOKHOLLOW - TOWNHOMES

20.23 ACRES CONTAINING BLK 1, LOTS 1-24; BLK 2, LOTS 1-28; BLK 3, LOTS 1-24; BLK 4, LOTS 1-20; BLK 5, LOTS 1-30; BLK 6, LOTS 1-30; BLK 7, LOTS 1-17; BLK 8, LOTS 1-21 FOR A TOTAL OF 194 RESIDENTIAL LOTS 3 OPEN SPACE LOTS, AND 5 COMMON LOTS. FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411

PROSPER, COLLIN COUNTY, TEXAS

Table with 2 columns: OWNER / DEVELOPER and PLANNER / ENGINEER / SURVEYOR. Includes Westwood logo and contact information.

Table with 3 columns: DATE, WESTWOOD PROJECT #, TOWN CASE #; DESIGNED, DRAWN, REVIEWER; SHEET, 1 OF 6.



P&Z Conditional Approval 4/1/2025 Subject to compliance with the minimum open space requirement in Planned Development-114.

E. UNIVERSITY DR. (VARIABLE WIDTH PUBLIC R.O.W. ALSO KNOWN AS U.S. HIGHWAY NO. 380)

Vertical text on the left edge: Drawing: C:\JCR\DL\23001\_Brookhollow\_33Acres\_Design\33\_Acres\_Design\33\_Erlements\32\_Preliminary\Final\DLR23003-C-PLAT

Vertical text on the right edge: THRI BROOKHOLLOW TOWNHOMES - PRELIMINARY PLAT

OWNER'S CERTIFICATE STATE OF TEXAS § COUNTY OF § Collin

WHEREAS, RAMAKRISHNA GULLAPALLI are the owners of a tract of land situated in the JEREMIAH HORN Survey, Abstract No. 411, Collin County, Texas and being out of a 36.205 acre tract conveyed to them by PROSPER 380 TOLLWAY, LP AND MYTHRI PROSPER TOWN HOME LP, and being more particularly described as follows:

BEING A 20.225 ACRE TRACT OF LAND SITUATED IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PROSPER HOLLOW 380 LP, RECORDED IN INSTRUMENT NUMBER 202400021364 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.T.), AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MYTHRI PROSPER HOLLOW COMMERCIAL, LLC, RECORDED IN INSTRUMENT NUMBER 202400021365 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 20.225 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SPOONER 9922" FOUND AT THE SOUTHEAST CORNER OF SAID PROSPER HOLLOW TRACT, BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK A OF BROOKHOLLOW APARTMENTS, AN ADDITION TO THE TOWN OF PROSPER RECORDED IN INSTRUMENT NUMBER 2021072701000730 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.T.), AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY) FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "OWENS 5387" BEARS;

THENCE NORTH 00 DEGREES 39 MINUTES 47 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, ALONG THE EAST LINE OF SAID PRESTON HOLLOW LP TRACT AND THE WEST LINE OF SAID LOT 2, BLOCK A, PASSING AT A DISTANCE OF 151.98 FEET, A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "OWENS 5387" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, OF SAID BROOKHOLLOW APARTMENTS AND IN THE EAST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, CONTINUING ALONG THE EAST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 464.03 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "WESTWOOD PS" SET FOR THE POINT-OF-BEGINNING, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID PROSPER HOLLOW 380 LP TRACT;

THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, DEPARTING THE WEST LINE OF SAID LOT 1, BLOCK A AND THE EAST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, ALONG THE SOUTH LINE OF SAID PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 1,420.85 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 05 MINUTES 28 SECONDS WEST, DEPARTING THE SAID SOUTH LINE OF THE PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 165.43 FEET TO A POINT IN A NON-TANGENT CURVE TO THE RIGHT AND BEING IN THE WEST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT;

THENCE ALONG THE WEST LINE OF SAID PROSPER HOLLOW 380 LP TRACT AND SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 08 MINUTES 50 SECONDS, A RADIUS OF 1,062.50 FEET, AND AN ARC LENGTH OF 95.45 FEET (CHORD BEARS NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST, 95.42 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS, A RADIUS OF 225.34 FEET, AND AN ARC LENGTH OF 70.97 FEET (CHORD BEARS NORTH 11 DEGREES 04 MINUTES 10 SECONDS WEST, 70.88 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 31 MINUTES 10 SECONDS, A RADIUS OF 418.56 FEET, AND AN ARC LENGTH OF 135.29 FEET (CHORD BEARS NORTH 11 DEGREES 29 MINUTES 28 SECONDS WEST, 134.70 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 08 MINUTES 00 SECONDS, A RADIUS OF 230.01 FEET, AND AN ARC LENGTH OF 120.97 FEET (CHORD BEARS NORTH 05 DEGREES 41 MINUTES 03 SECONDS WEST, 119.58 FEET) TO A POINT FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33 DEGREES 48 MINUTES 58 SECONDS, A RADIUS OF 418.48 FEET, AND AN ARC LENGTH OF 245.56 FEET (CHORD BEARS NORTH 28 DEGREES 16 MINUTES 26 SECONDS EAST, 242.02 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE END OF SAID CURVE AND THE NORTHWEST CORNER OF SAID PROSPER HOLLOW 380 LP TRACT;

THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST, DEPARTING THE SAID WEST LINES OF THE PROSPER HOLLOW 380 LP TRACT AND THE MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, ALONG THE NORTH LINE OF SAID PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 1,542.42 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID PRESTON HOLLOW LP TRACT AND IN THE WEST LINE OF SAID LOT 1, BLOCK A;

THENCE SOUTH 00 DEGREES 39 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID PRESTON HOLLOW LP AND THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 537.84 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 880,994 SQUARE FEET OR 20.225 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT RAMAKRISHNA GULLAPALLI acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designed the herein above described property as BROOKHOLLOW TOWNHOMES an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. (The Owner Name) does hereby certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper, across the easements as
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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 the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, 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 easements.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:
a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel line crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical configuration, a FEMA Floodway map revision may be required.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_
Authorized Signature Printed Name and Title

STATE OF TEXAS § COUNTY OF § (Collin or Denton County as appropriate)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ Notary Public, State of Texas

CERTIFICATE OF APPROVAL
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning & Zoning Commission of the Town of Prosper, Texas.
\_\_\_\_\_ Town Secretary
\_\_\_\_\_ Engineering Department
\_\_\_\_\_ Development Services Department

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 GRANITOR, 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.

DRAINAGE, FLOODWAY, AND NO BUILD EASEMENT
GENERAL MAINTENANCE OF VEGETATION AND REMOVAL OF ORDINARY TRASH AND DEBRIS LOCATED WITHIN THE AREA OR AREAS SHOWN ON THE PLAT AS THE DRAINAGE, FLOODWAY, AND NO BUILD EASEMENT (THE "EASEMENT") SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY SAID EASEMENT. THE AREA WITHIN THE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINED. NO GRADING OR IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT WITHOUT THE APPROVAL OF THE DIRECTOR OF DEVELOPMENT SERVICES. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THE NATURAL PHENOMENA THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER WITHIN THE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE WITHIN THE EASEMENT UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES. THE RUTHERFORD CREEK HOA SHALL KEEP THE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE NATURAL DRAINAGE THROUGH THE EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. BUILDING AREAS OUTSIDE THE EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THIS PLAT.

LANDSCAPE EASEMENT
THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY "HOMEOWNERS" ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

ACCESS EASEMENT
THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR 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 TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

Table with 3 columns: LINE #, DISTANCE, BEARING. Contains 28 rows of lot data.

Table with 3 columns: LINE #, DISTANCE, BEARING. Contains 28 rows of lot data.

Table with 5 columns: CURVE #, CHORD DIRECTION, CHORD, LENGTH, RADIUS, DELTA. Contains 28 rows of curve data.

Table with 5 columns: CURVE #, CHORD DIRECTION, CHORD, LENGTH, RADIUS, DELTA. Contains 28 rows of curve data.

Table with 3 columns: BLOCK, LOT, AREA (SF). Contains 20 rows of lot area data.

Table with 3 columns: BLOCK, LOT, AREA (SF). Contains 20 rows of lot area data.

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Table with 3 columns: BLOCK, LOT, AREA (SF). Contains 20 rows of lot area data.

Table with 3 columns: BLOCK, LOT, AREA (SF). Contains 20 rows of lot area data.

SURVEYOR'S CERTIFICATE
Known All Men By These Presents:
That I, (Surveyor Name), 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 Regulation of the Town of Prosper, Texas.
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
(Professional Seal)
Name, Title & Registration No.
STATE OF TEXAS §
COUNTY OF § (Collin or Denton County as appropriate)
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY - FOR REVIEW ONLY -
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:
RYAN C. SEXTRO 134341 03/26/2025
TYPE OR PRINT TITLE PEP DATE
A PRELIMINARY PLAT FOR
MYTHRI BROOKHOLLOW - TOWNHOMES
20.23 ACRES CONTAINING BLK 1, LOTS 1-24; BLK 2, LOTS 1-28; BLK 3, LOTS 1-24; BLK 4, LOTS 1-20; BLK 5, LOTS 1-30; BLK 6, LOTS 1-30; BLK 7, LOTS 1-17; BLK 8, LOTS 1-21 FOR A TOTAL OF 194 RESIDENTIAL LOTS 3 OPEN SPACE LOTS, AND 5 COMMON LOTS. FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411
PROSPER, COLLIN COUNTY, TEXAS
OWNER / DEVELOPER
DEVELOPER NAME: PROSPER 380 TOLLWAY , LP
Westwood
ADDRESS: 7271 CLEMENTINE IRVING, TEXAS 75063
CONTACT: RAMAKRISHNA GULLAPALLI (214)416-9227
DATE: FEBRUARY 2025 DESIGNED: CCB SHEET
WESTWOOD PROJECT #: DLR23003 DRAWN: CCB 2 OF 6
TOWN CASE #: DEVAPP-240137 REVIEWER: RCS

# Mythri Brookhollow Townhomes (ZONE-25-0002)

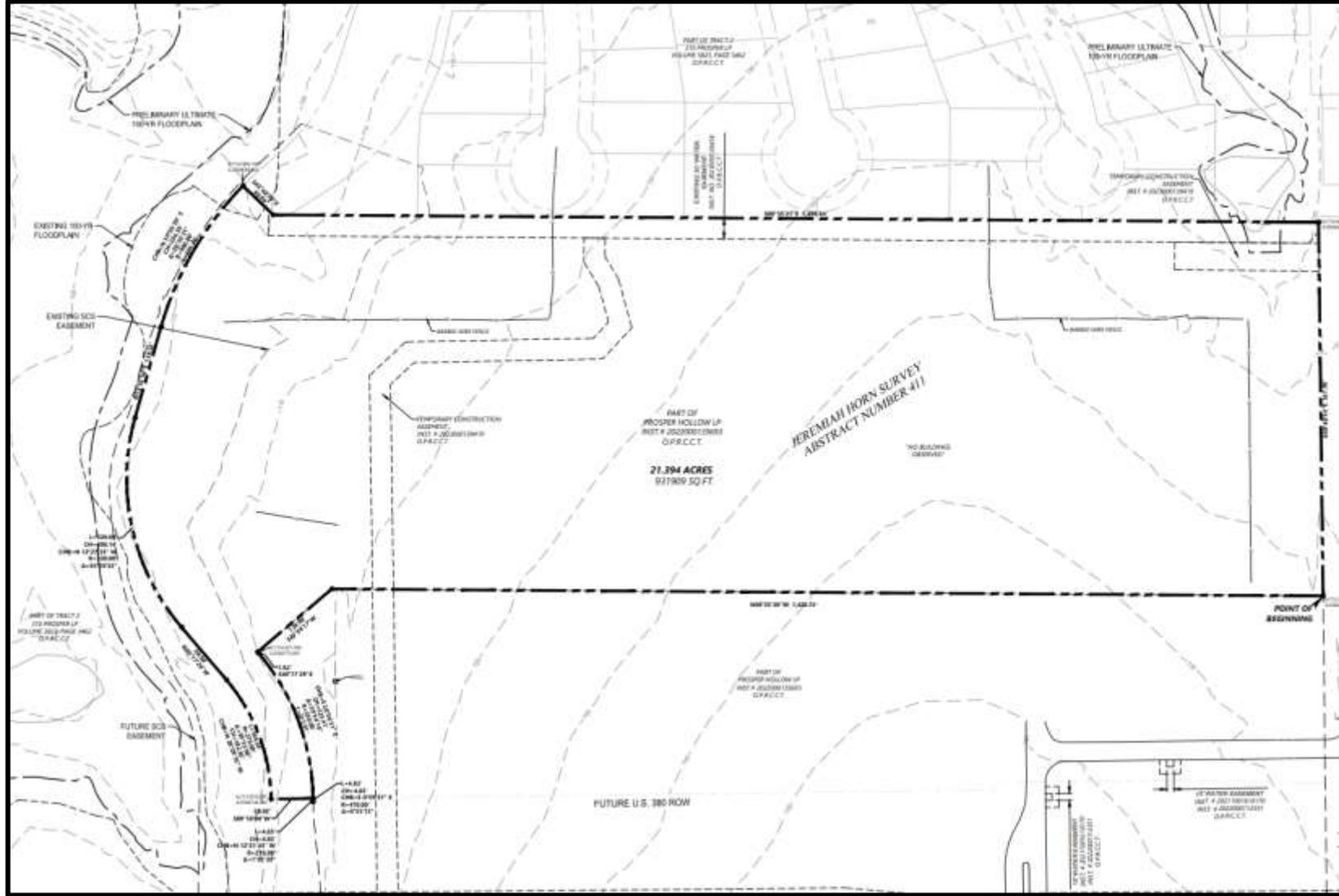
## Agenda Item

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)



## Surrounding Zoning

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-114	Vacant	US Highway 380 District
<b>North</b>	Planned Development-114	Vacant	US Highway 380 District
<b>East</b>	Planned Development-114	Multifamily	US Highway 380 District
<b>South</b>	Planned Development-114	Vacant	Dallas North Tollway District
<b>West</b>	Planned Development-114	Vacant	Floodplain





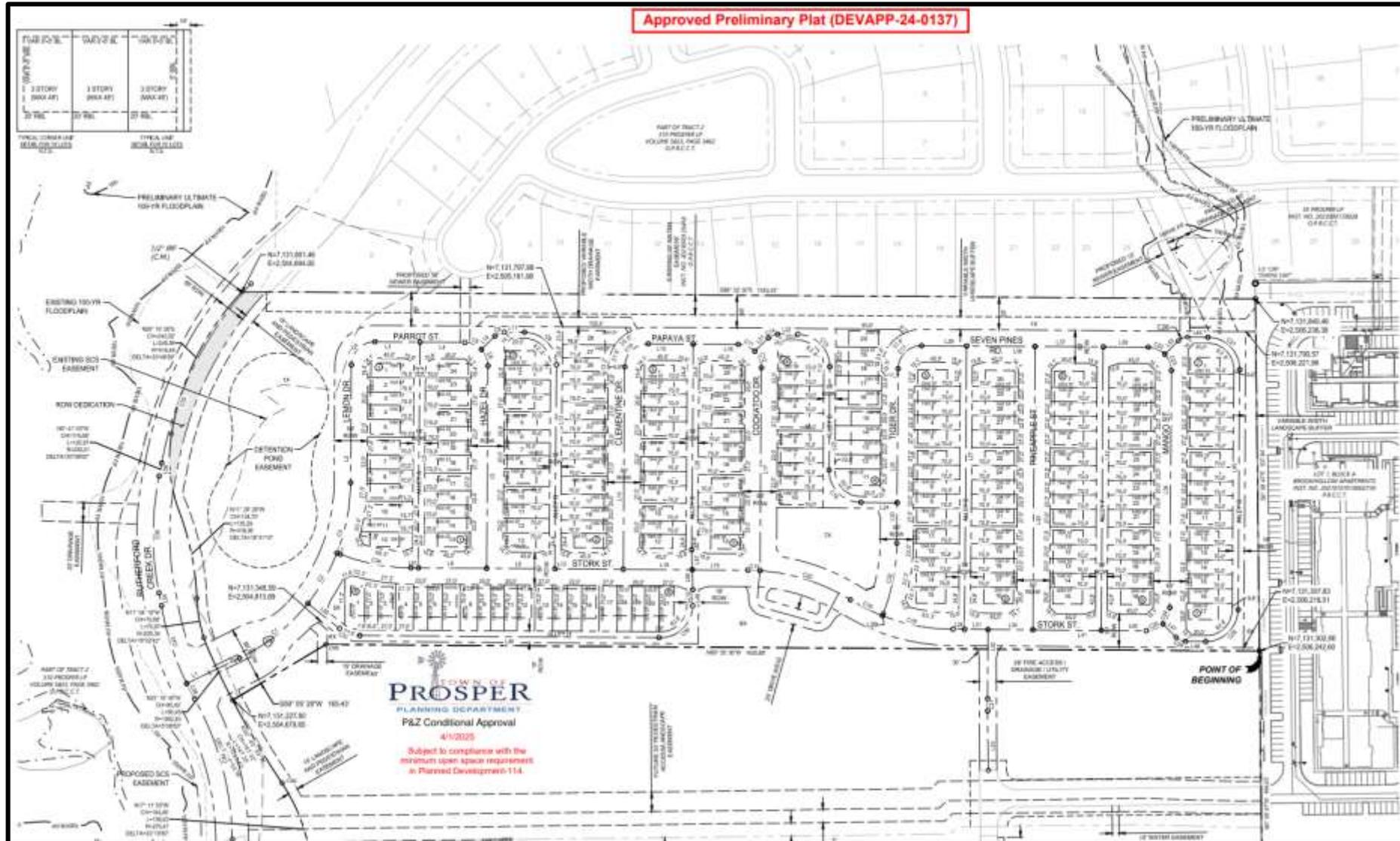
# Information

## Purpose:

- Obtain Specific Use Permit for private streets for a townhome development.
  - Zoning Ordinance requires all gated subdivisions to obtain a Specific Use Permit.

## History:

- A Preliminary Plat (DEVAPP-24-0137) was approved by the Planning & Zoning Commission on April 1, 2025.



## Specific Use Permit Criteria

*Criterion 1: Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

- Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because the future residential subdivision to the north, Mirabella, will also be a gated community*

*Criterion 2: Are the activities requested by the applicant normally associated with the requested use?*

- Yes, the activities requested by the applicant are normally associated with the requested use as there are other residential areas within the town that are also gated.*

## Specific Use Permit Criteria Cont.

*Criterion 3: Is the nature of the use reasonable?*

- *Yes, the nature of the use is reasonable as there are other examples of residential subdivisions being gated.*

*Criterion 4: Has any impact on the surrounding area been mitigated?*

- *Yes, the impact on the surrounding area has been mitigated as the surrounding area is also a gated community.*

# Closing

## Noticing:

- Friday, February 6<sup>th</sup>
- No Response

## Recommendation:

- Approval (Town Staff)
- Approval (Planning and Zoning Commission) – 6-0



## PLANNING

**To: Mayor and Town Council**

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

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

**Re: Planned Development for Bella Prosper**

**Town Council Meeting – February 24, 2026**

**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 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025)

### **Background:**

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

The applicant made the following modifications to the proposal following the work sessions:

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

On November 11, 2026, the Town Council tabled this case to February 24, 2026.

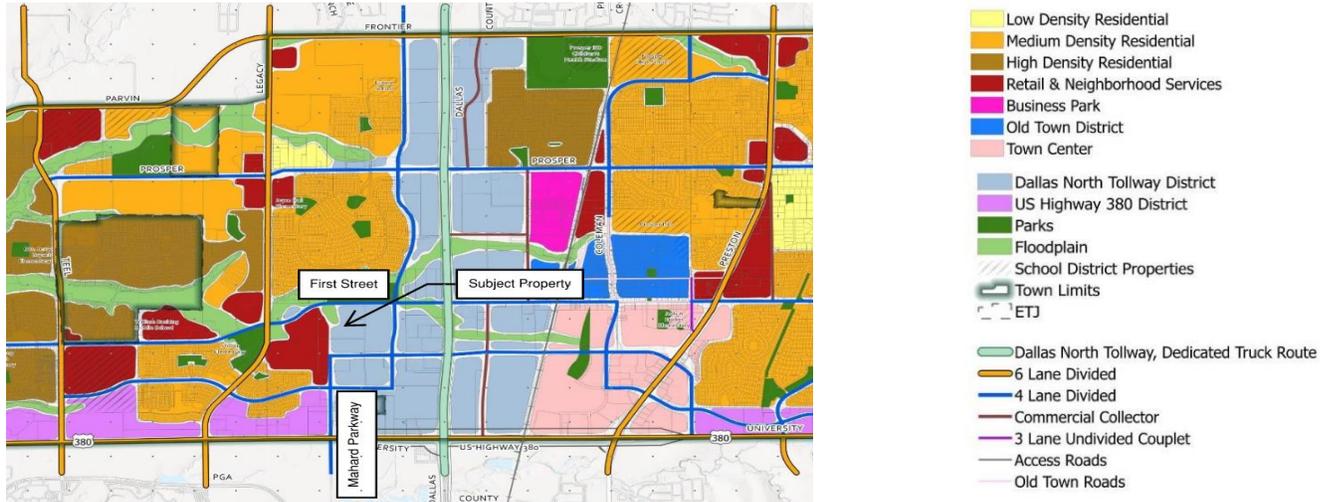
The applicant has made the following modifications since the previous hearing:

- Reduction of the number of multifamily dwellings from 435 to 271.
  - Increase of amount of retail required along First Street prior to development of multifamily from 50,000 square feet to 62,550 square feet.
  - Developing multifamily in Phase Four instead of Phase Two.
  - Replacement of two multifamily buildings with an office park area.
- Increase of the number of townhome units from 88 to 116.
- Removal of the assisted living component.

### **Future Land Use Plan:**

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

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



### **Zoning:**

The property is zoned Agricultural and Planned Development-71.

### **Thoroughfare Plan:**

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

### **Parks Master Plan:**

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

### **Hike & Bike Trail:**

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

### **Budget Impact:**

There is no budgetary impact affiliated with this item.

### **Legal Obligations and Review:**

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

### **Attached Documents:**

1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule

- 9. Exhibit F – Elevations
- 10. Exhibit G – Open Space Plan
- 11. Draft Development Agreement
- 12. PowerPoint Slides

**Description of Agenda Item:**

The purpose of this request is to rezone the property from Agricultural and Planned Development-71 to a Planned Development allowing for mixed-use development. The Planned Development establishes two subdistricts, Neighborhood and Retail, with residential uses in one and commercial/mixed use in the other. In the Neighborhood Subdistrict, the intent is to construct a maximum of 116 townhomes units. In the Retail Subdistrict, the intent is to construct a maximum of 271 multifamily units and various commercial uses including a full-service hotel, office park, restaurants, and retail.

**Compatibility:**

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

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

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

**NEIGHBORHOOD SUBDISTRICT**

**District Regulations:**

The Neighborhood Subdistrict allows for residential use within this Planned Development. The Neighborhood Subdistrict has standards for townhome development.

In comparison with the Zoning Ordinance standards, the front setback for townhomes will be reduced by five feet from 25 feet to 20 feet while the rear setback will be increased by five feet from 20 feet to 25 feet. Additionally, the maximum height for townhomes will be increased by five feet from 40 feet to 45 feet and the maximum lot coverage will be increased by 15% from 55% to 70%.

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

**Townhome District**

	<b>Townhome District Regulations (Zoning Ordinance)</b>	<b>Proposed Regulations (Townhome District)</b>
<b>Maximum Permitted Density</b>	<b>Units Per Acre:</b> 10	<b>Units Per Acre:</b> 10
<b>Size of Yards</b>	<b>Front:</b> 25'  <b>Side:</b> 0' (Unit to Unit) 10' (End of Structure) 15' (Adj. to Side Street) 20' (Structure to Structure)  <b>Rear:</b> 20'	<b>Front:</b> 20'  <b>Side:</b> 0' (Unit to Unit) 10' (End of Structure) 15' (Adj. to Side Street) 20' (Structure to Structure)  <b>Rear:</b> 25'
<b>Size of Lots</b>	<b>Area:</b> 2,500 SF  <b>Width:</b> 20'  <b>Depth:</b> 100'	<b>Area:</b> 2,500 SF  <b>Width:</b> 20'  <b>Depth:</b> 100'
<b>Minimum Dwelling Area</b>	<b>Size:</b> 1,000 SF	<b>Size:</b> 1,000 SF
<b>Maximum Height</b>	<b>Stories:</b> 2.5 (Max. of 40')	<b>Stories:</b> 3 (Max. of 45')
<b>Lot Coverage</b>	<b>Maximum:</b> 55%	<b>Maximum:</b> 70%
<b>Minimum Usable Open Space</b>	<b>Minimum:</b> 20%	<b>Minimum:</b> 20%

**Uses:**

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

- By Right:
  - Amenity Center
  - Park or Playground
  - Townhome (Single Family Dwelling, Attached)

**Open Space:**

The open space standards within the Neighborhood Subdistrict of this Planned Development require a minimum of 20% open space for townhomes, and it must be located within the townhome area. Additionally, each open space area is required to be a minimum of 10,000 square feet.

**RETAIL SUBDISTRICT**

**District Regulations:**

The Retail Subdistrict allows for commercial and mixed use within this Planned Development including 271 multifamily units. The Retail Subdistrict has standards for multifamily, office, and retail development.

In comparison with the Zoning Ordinance standards, the floor area ratio for retail buildings will be increased from 0.4:1 to 0.8:1. Also, full-services hotels will be permitted to exceed the maximum building height of two stories and will be set at a maximum of eight stories. The other regulations listed for full-service hotels match the requirements set forth in the Zoning Ordinance.

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

**Retail District**

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

<b>Floor Area Ratio</b>	<b>Maximum:</b> 0.4:1	<b>Maximum:</b> 0.8:1
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In comparison with the Zoning Ordinance standards, the maximum height for offices will be increased from two stories to three stories for offices located on Tract 7 and six stories for offices located on Tract 6.

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

**Office District**

	<b>Office District Regulations (Zoning Ordinance)</b>	<b>Proposed Regulations (Office District)</b>
<b>Size of Yards</b>	<b>Front:</b> 30'  <b>Side:</b> 10' (Adj. to Commercial) 25' (1-Story Adj. to Res.) 40' (2-Story Adj. to Res.)  <b>Rear:</b> 10' (Adj. to Commercial) 25' (1-Story Adj. to Res.) 40' (2-Story Adj. to Res.)	<b>Front:</b> 30'  <b>Side:</b> 10' (Adj. to Commercial) 25' (1-Story Adj. to Res.) 40' (2-Story Adj. to Res.)  <b>Rear:</b> 10' (Adj. to Commercial) 25' (1-Story Adj. to Res.) 40' (2-Story Adj. to Res.)
<b>Size of Lots</b>	<b>Area:</b> 7,000 SF  <b>Width:</b> 70'  <b>Depth:</b> 100'	<b>Area:</b> 7,000 SF  <b>Width:</b> 70'  <b>Depth:</b> 100'
<b>Maximum Height</b>	<b>Stories:</b> 2 (Max. of 40')	<b>Stories:</b> 3 to 6
<b>Lot Coverage</b>	<b>Maximum:</b> 30%	<b>Maximum:</b> 30%
<b>Floor Area Ratio</b>	<b>Maximum:</b> 0.5:1	<b>Maximum:</b> 0.5:1

The permitted density for multifamily in the proposed development is 271 units. In comparison with the Zoning Ordinance standards, the maximum height for multifamily structures will be reduced by three stories from eight stories to five stories. Additionally, the maximum lot coverage for multifamily will be increased from 45% to 80%.

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

## Multifamily District

	<b>Multifamily District Regulations (Zoning Ordinance)</b>	<b>Proposed Regulations (Multifamily District)</b>
<b>Density</b>	<b>Dwelling Units:</b> Determined w/ Development	<b>Dwelling Units:</b> 271
<b>Size of Yards</b>	<b>Front:</b> Determined w/ Development  <b>Side:</b> Determined w/ Development  <b>Rear:</b> Determined w/ Development	<b>Front:</b> 50'  <b>Side:</b> 25' 50' (Adj. to Thoroughfare)  <b>Rear:</b> 25'
<b>Size of Lots</b>	<b>Area:</b> Determined w/ Development  <b>Width:</b> Determined w/ Development  <b>Depth:</b> Determined w/ Development	<b>Area:</b> 1 Acre  <b>Width:</b> 100'  <b>Depth:</b> 150'
<b>Minimum Dwelling Area</b>	<b>Size (1-2 Bedrooms):</b> 850 SF  <b>Size (3+ Bedrooms):</b> 850 + 150 SF (Each Room)	<b>Size (1-2 Bedrooms):</b> 850 SF  <b>Size (3+ Bedrooms):</b> 850 + 150 SF (Each Room)
<b>Maximum Height</b>	<b>Stories:</b> 8' (Max. of 110')	<b>Stories:</b> 5
<b>Lot Coverage</b>	<b>Maximum:</b> 45%	<b>Maximum:</b> 80%
<b>Minimum Usable Open Space</b>	<b>Minimum:</b> 30%	<b>Minimum:</b> 30% (Consolidated in District)
<b>Building Configuration</b>	<b>Design:</b> Wrap-Around Configuration	<b>Design:</b> Wrap-Around Configuration
<b>First Floor</b>	<b>Minimum Height:</b> 14'	<b>Minimum Height:</b> 14'
<b>Garage Height</b>	<b>Maximum Height:</b> Height of Exterior Building	<b>Maximum Height:</b> Height of Exterior Building

### Uses:

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

- By Right:
  - Administrative, Medical, or Professional Office
  - Alcoholic Beverage Sales
  - Antique Shop
  - Assisted Care or Living Facility
  - Automobile Paid Parking Lot/Garage
  - Automobile Parking Lot/Garage

- Bank, Savings and Loan, or Credit Union
  - Beauty Salon/Barber Shop (Incidental Use)
  - Big Box
  - Business Service
  - Catering
  - Child Care Center, Incidental
  - Farmer's Market
  - Food Truck Park (Special Events Only)
  - Furniture, Home Furnishings and Appliance Store
  - Governmental Office
  - Gymnastics/Dance Studio
  - Health/Fitness Center
  - Hotel, Full Service
  - House of Worship
  - Insurance Office
  - Meeting/Banquet/Reception Facility
  - Mobile Food Vendor
  - Multifamily Dwelling
  - Museum/Art Gallery
  - Park or Playground
  - Print Shop (Minor)
  - Restaurant
  - Retail/Service Incidental
  - Retail Stores and Shops
  - School, Private or Parochial
  - School, Public
  - Theater, Neighborhood
  - Theater, Regional
  - Veterinarian Clinic and/or Kennel, Indoor
  - Wireless Communications and Support Structures
- By Specific Use Permit:
    - Commercial Amusement, Indoor
    - Restaurant (Drive-Through)

**Open Space:**

A minimum of seven percent of open space is required for each commercial lot in the Retail Subdistrict; however, it can be incorporated with the entire subdistrict. Additionally, a minimum of 30% open space is required for multifamily development; however, it can also be incorporated with the entire subdistrict.

**Landscaping:**

A 40-foot landscape buffer is being provided on the east side of Mahard Parkway.

**Access:**

Tracts 3 and 6 will be served by a public access easement.

## GENERAL REGULATIONS (BOTH SUBDISTRICTS)

### Architectural Standards:

The architectural standards within this Planned Development are shown below.

- Building Materials:
  - Primary Materials (Min. of 75%)
    - Brick
    - Cementitious Panel System (Max. of 35%)
    - Glazing (Curtain and Window Wall)
    - Stone (Natural or Manufactured)
  - Secondary Materials (Max. of 25%)
    - Clapboard Siding
    - Metal Panel Systems
    - Resin-Impregnated Wood Panel System
    - Stucco (Three-Coat)
  - First Floor of Buildings
    - Masonry Cladding (Min. of 90%)
    - Metal Panel Systems (Non-Residential Uses Only)
  - Multifamily Buildings
    - Brick
    - Cementitious Panel System
    - Stone (Natural or Manufactured)
  - Office Buildings
    - Decorative or Enhanced Concrete Tilt Wall (Maximum of 60%)
    - Primary Materials
    - Secondary Materials
- Building Design:
  - Articulation
    - Articulation will be accentuated by the inclusion of architectural building features, awnings or canopies, or different building materials and is required where retail or service uses take place on the first floor of a building and building façades front both streets and driveways.
  - Awnings, Canopies, and Overhangs
    - Awnings and canopies will be comprised of materials that are complimentary to the building.
  - Doors and Windows
    - Windows will be transparent on 30% of ground floor façade areas facing open space or right-of-way and 20% of upper floor façade areas facing right-of-way.

- Embellishments and Mechanical Equipment
  - Architectural embellishments and mechanical equipment may extend 20 feet above the building height provided they are setback at a distance equal to their height or are integral parts of the building façade.
- Entries
  - Entries will be highlighted using building articulation and entry canopies.
- Façade Composition
  - Façade compositions will consist of architecturally compatible multi-tenant storefronts, defined and articulated building entrances, and accentuated and unique features for “feature buildings” located at the intersection of streets.
- Height
  - Hotel: Minimum of Four Stories
  - Multifamily: Minimum of Three Stories
  - Office: Minimum of Two Stories
  - Restaurant/Retail: Minimum of One Story
  - Townhome: Minimum of Two Stories
- Parking Structures
  - Parking structures will have horizontal and vertical articulation, clearly marked entries and exits for vehicles and pedestrians, and architectural finishes compatible to surrounding buildings if visible from the street.
- Projections
  - Projections into Fire, Access, Utility, and Drainage Easements (F.A.U.D.E.) are permitted if there are no encroachments into building setbacks, extensions over public right-of-way, and extensions over public utilities located within a fire lane or public utility easement.
- Roof Form
  - Roofs will be flat or low-pitched (2.5:12 or lower) with parapets.

**Triggers:**

The triggers within this Planned Development are shown below.

- Trigger One:
  - The full length of Mahard Parkway, as shown on the conceptual plan, will be constructed with the townhome section.
- Trigger Two:
  - A minimum of 62,550 square feet of commercial development will be constructed prior to the construction of the multifamily.
- Trigger Three:
  - Construction of the multifamily will not occur before Phase 4, as shown on the phasing plan.

**Phasing:**

The phasing within this Planned Development is shown below.

- Phase 1
  - Tract 1: Restaurant/Retail
  - Tract 2: Restaurant
  - Tract 3: Retail
  
- Phase 2
  - Tract 9: Townhomes
    - Mahard Parkway Right-Of-Way Dedication
    - Townhome Street Dedication
  
- Phase 3
  - Tract 7: Office
  - Tract 8: Child-Care Center
  
- Phase 4
  - Tract 4: Office/Retail
  - Tract 5: Multifamily (Restaurant/Retail First Floor)
  - Tract 6: Hotel and Office

**Town Staff Recommendation:**

The proposed zoning request is compliant with the Future Land Use Plan. Additionally, it is compatible with immediately adjacent properties due to similar zoning districts and Future Land Use designations. For these reasons, Town Staff recommends approval of the request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive.

**Planning & Zoning Recommendation:**

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

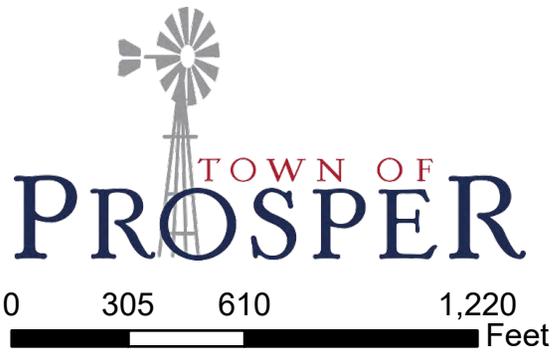
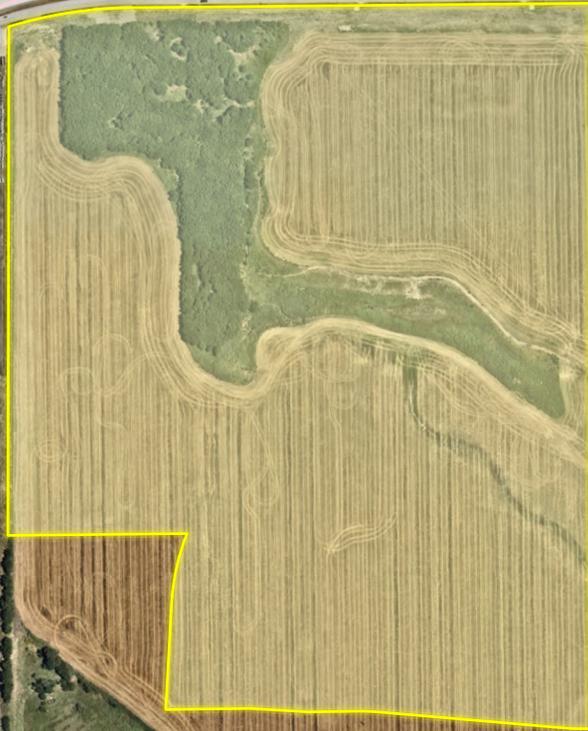
**Proposed Motion:**

I move to approve/deny the request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive.

Item 15.

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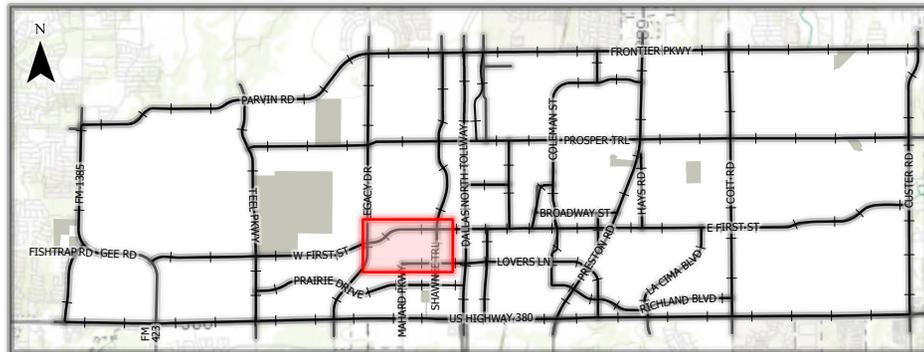
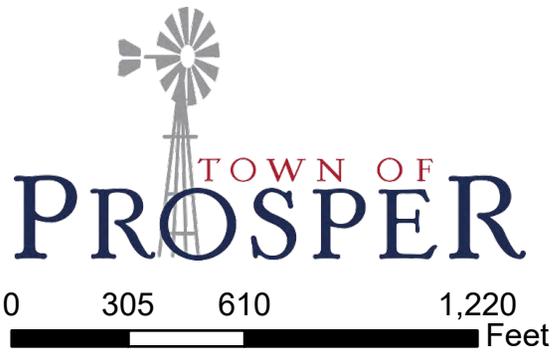
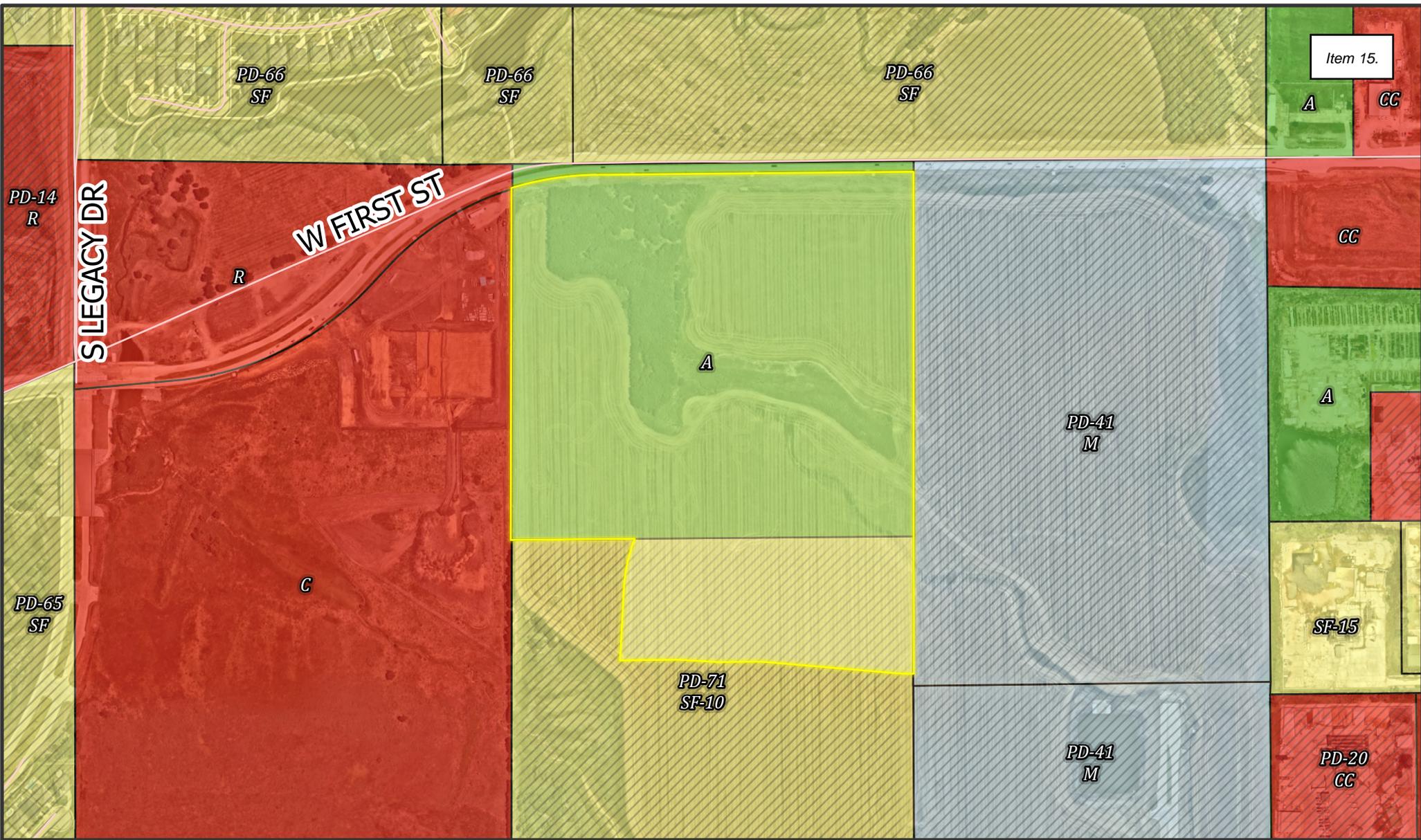
ZONE-24-0025

Bella Prosper

Planned Development

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This map for illustration purposes only



**ZONE-24-0025**

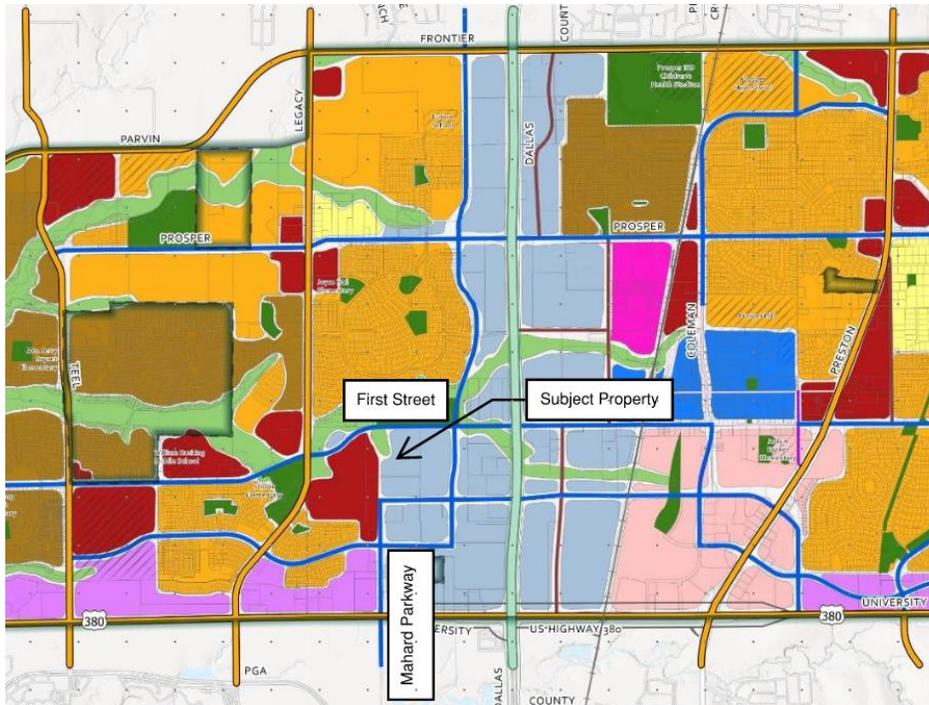
Bella Prosper

Planned Development

This map for illustration purposes only

# Future Land Use Exhibit

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ



**ZONE 24-0025****EXHIBIT A-1: WRITTEN METES AND BOUNDS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

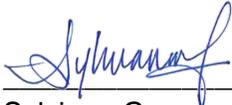
**THENCE** in a northerly direction continuing along the westerly line of said Tract 1 and the easterly line of said 11.859 acre tract, with said non-tangent curve to the right, an arc distance

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

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

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

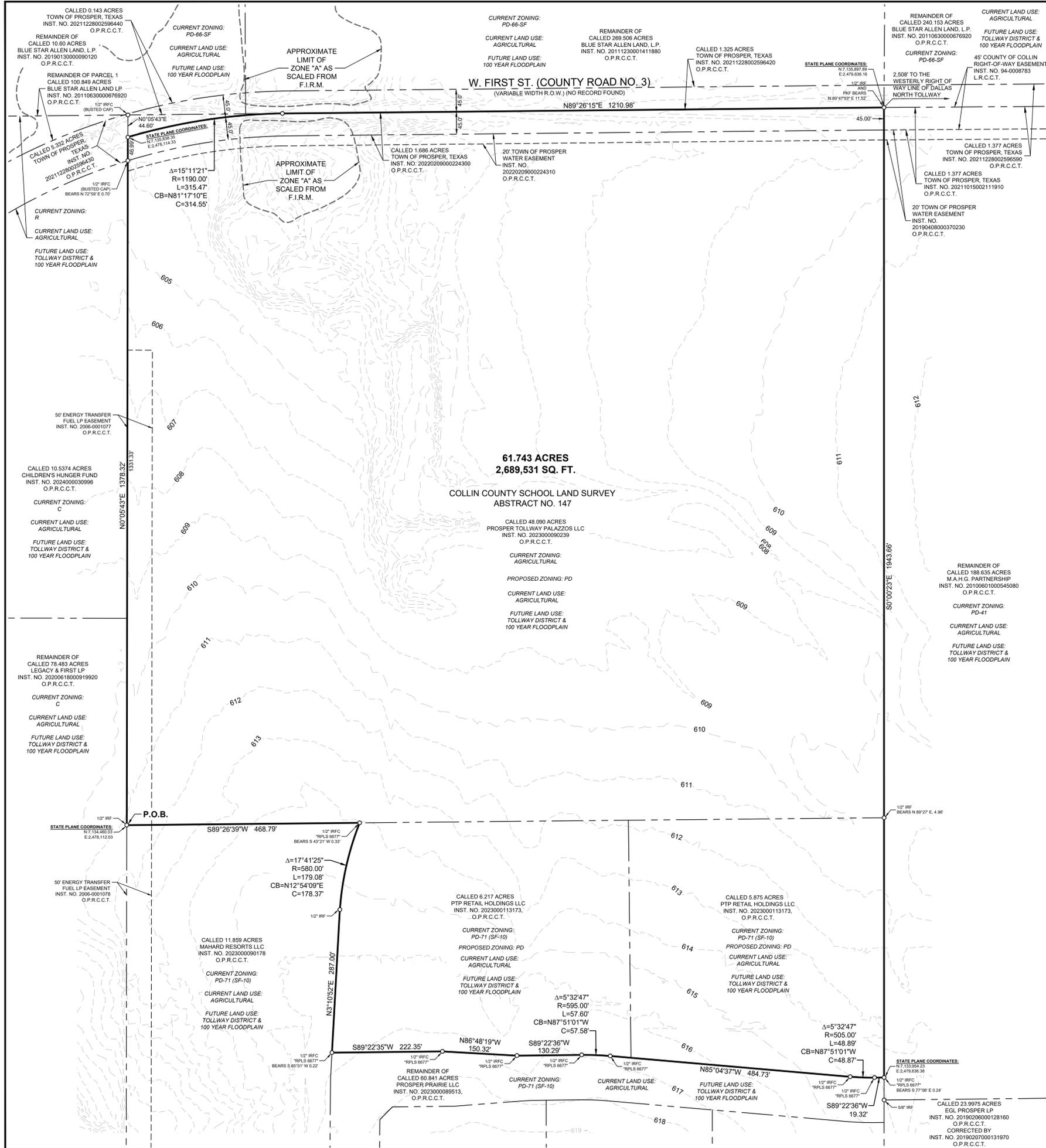
03/04/2025



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





DESCRIPTION OF SURVEYED PROPERTY:

**BEING** a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of a called 48.090 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Prosper Prairie LLC, as recorded in Instrument No. 2023000090239 of the Official Public Records of Collin County, Texas, being all of a called 6.217 acre tract of land described as Tract 1 and all of a called 5.875 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to PTP Retail Holdings LLC, as recorded in Instrument No. 2023000113173 of the Official Public Records of Collin County, Texas, and being a portion of a called 1.686-acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, recorded in Instrument No. 2022020900224300, said Official Public Records, same being a portion of First Street (Country Road No. 3), a variable width right of way, and being more particularly described as follows:

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

**THENCE** North 00°05'43" East, along the westerly line of said 50.02 acre tract and the easterly line of said 78.483 acre tract, passing at a distance of 1331.33 feet the southwest corner of said 1.686 acre tract on the southerly right of way line of said First Street, and continuing along the same course, along the westerly line of said 1.686 acre tract and crossing said First Street, for a total distance of 1378.32 feet to a point for corner in the centerline of said First Street, and at the beginning of a non-tangent curve to the right with a radius of 1,160.00 feet, a central angle of 15°11'21", and a chord bearing and distance of North 81°17'10" East, 314.55 feet, from which, a 1/2 inch iron rod with busted plastic cap found for the northwest corner of said 1.686 acre tract bears North 00°05'43" East, 44.60 feet;

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

**THENCE** North 89°26'15" East, along the northerly line of said 1.686 acre tract and the southerly line of said 1.325 acre tract, and continuing along the centerline of said First Street, a distance of 1210.98 feet to 1/2 inch iron rod found for the northeast corner of said 1.686 acre tract, common to the southeast corner of said 1.325 acre tract, the southwest corner of a called 1.377 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211228002596590 of the Official Public Records of Collin County, Texas, and the northwest corner of a called 1.377 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211015002111910 of the Official Public Records of Collin County, Texas;

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

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

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

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

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

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

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

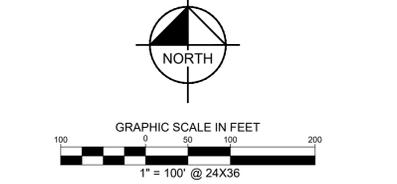
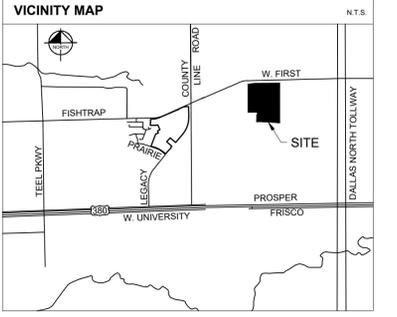
**THENCE** South 89°22'35" West, continuing along the southerly line of said Tract 1, a distance of 222.35 feet to a point for the southwest corner of said Tract 1, being on the easterly line of a called 11.859 acre tract of land described in a deed to Mahard Resorts LLC, as recorded in Instrument No.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

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

**THENCE** in a northerly direction continuing along the westerly line of said Tract 1 and the easterly line of said 11.859 acre tract, with said non-tangent curve to the right, an arc distance of 179.08 feet to the northwest corner of said Tract 1, common to the northeast corner of said 11.859 acre tract, being on the southerly line of aforesaid 48.090 acre tract;

**THENCE** South 89°26'30" West, along the southerly line of said 48.090 acre tract and the northerly line of said 11.859 acre tract, a distance of 468.79 feet to the **POINT OF BEGINNING** and containing 61.743 acres (2,689,531 square feet) of land, more or less.

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



**LEGEND**

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

NOTES:

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

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

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



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

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

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

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

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

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

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

**ZONE-24-0025**  
**EXHIBIT B**  
**STATEMENT OF INTENT**

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

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

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

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

- Utilizing the natural drainage-way path that bisects the property as a focal point of open space and water feature in the heart of the development; and
- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes; and
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns; and
- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.

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

**ZONE-24-0025**  
**EXHIBIT C**  
**DEVELOPMENT STANDARDS**

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

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

**Development Plan**

**Concept Plan:**

- A. The Property shall be developed in general accordance with the attached Concept Plan set forth in Exhibit D. However, the Concept Plan is illustrative in nature and does not reflect the exact footprint of proposed buildings nor layout of the associated parking.
- B. Development Triggers:
  - a. The residential portion of the development shall have a maximum of 110 townhomes and 271 multi-family units.
  - b. The full length of Mahard Parkway (60' ROW), including sidewalks, located on the Property and as shown on the concept plan, will be built with the townhome development (phase 2).
  - c. Full build out of the commercial development proposed along First Street (phase 1 – 60,950 sf) must have certificate of occupancy prior to the multi-family commencing vertical construction.
  - d. The multi-family will not be built before phase 4.
  - e. Notwithstanding the aforementioned, phases 2 through 4 shown on Exhibit D, are only provided as estimates of development phasing and buildings with associated parking are fungible within these phases. The market will dictate how development will occur in phases 2 – 4 (excluding the multi-family which will be developed in phase 4).

**Administrative:**

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

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

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

## 1) SECTION 1: NEIGHBORHOOD SUB-DISTRICT

### a) Neighborhood Sub-District

#### i) **General Description**

The neighborhood sub-district is identified along the western portion of the Property and contains 110 townhome units. This district is meant to provide the residents of Prosper a denser residential product with their own amenity center and open space provided within their district. The neighborhood district has direct access to the neighboring retail district which is supported by the thoroughfares.

#### ii) **Permitted Uses**

The following uses are allowed by right with a maximum of 110 townhomes. Other uses may be allowed, as allowed within the specific zoning district of the Zoning Ordinance, or as provided for with the zoning permitted uses of the Planned Development.

### b) TH - Townhome District

#### i) **General Description**

The Townhome District will provide for development of attached residential dwelling units in structures accommodating three to six units. This district is a high-density district, not to exceed ten units per gross acre (10 UPA). The standards in this district are intended to promote stable, quality multiple occupancy residential development at increased densities. Other uses, such as parks, trails, open spaces or community gather spaces, will be provided to maintain a balanced, orderly, convenient and attractive sense of place for the residents.

#### (1) **Regulations**

(a) **Maximum Permitted Density:** Ten (10) units per acre.

#### (b) **Size of Yards:**

(i) *Minimum Front Yard* — 20 feet.

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

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

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

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

#### (c) **Size of Lots:**

(i) *Minimum Lot Area* — 2,500 square feet per dwelling unit.

(ii) *Minimum Lot Width* — 20 feet per dwelling unit.

(iii) *Minimum Lot Depth* — 100 feet.

- (d) **Minimum Dwelling Area:** 1,000 square feet.
- (e) **Maximum Height:** Forty-five (45) feet (as measured from the finish floor to the top plate), or three (3) stories.
- (f) **Lot Coverage:** 70 percent.
- (g) **Minimum Open Space:** 20 percent. The open space shall be located on the Townhome development. Open space areas can be less than 20,000 square feet but not less than 10,000 square feet minimum and an amenity center may count towards the open space requirement.

## 2) SECTION 2: RETAIL SUB-DISTRICT

### a) Retail District

#### i) General Description

The Retail District is established to provide locations for various types of general retail, office, hotel, service uses, and 271 multi-family units with ground floor retail, creating the mixed-use portion of the development.

- ii) Development within the Retail District should utilize established landscape and buffering requirements.
- iii) Tract 3 and tract 6 shall be addressed from a public access easement.

#### (1) Retail Regulations

##### (a) Size of Yards:

(i) *Minimum Front Yard* — 30 feet.

(ii) *Minimum Side Yard:*

1. Fifteen feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
2. Thirty feet for a one story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.
3. Thirty feet adjacent to a street.

(iii) *Minimum Rear Yard:*

1. Fifteen feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
2. Thirty feet for a one story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.

##### (b) Size of Lots:

(i) *Minimum Size of Lot Area* — 10,000 square feet.

(ii) *Minimum Lot Width* — 100 feet.

(iii) *Minimum Lot Depth* — 100 feet.

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

(d) **Lot Coverage:** 40 percent.

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

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

**(g) Landscape Buffer**

- (i) Landscape buffer should follow Town Ordinance.

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

- (i) External balconies and walkways shall be set back 200 feet from any residential zoning district in place at the time of this ordinance's approval.
- (ii) Shall provide management staff on-site 24 hours a day.
- (iii) Shall provide at least four amenities from the list below:
  1. Indoor/outdoor pool
  2. Spa/Sauna
  3. Weight Room/Fitness Center
  4. Playground
  5. Sports Court
  6. Game Room
  7. Jogging Trail
- (iv) Shall provide a full-service restaurant offering three meals a day.
- (v) Shall provide a minimum total of 10,000 square feet of meeting/event space.
- (vi) No more than 5% of the total number of guest rooms shall have cooking facilities.
- (vii) All room units must be accessed through an internal hallway, lobby or courtyard.
- (viii) Hotel building height:
  - (ix) Minimum: four (4) stories
  - (x) Maximum: eight (8) stories

**(3) Office Regulations****General Description**

The office may accommodate a variety of office developments providing for professional, financial, medical, and similar services for local residents.

**(a) Size of Yards:**

- (i) *Minimum Front Yard* — 30 feet.
  1. Minimum Side Yard: Ten feet adjacent to a nonresidential district.
  2. Twenty-five feet for a one story building adjacent to a residential district and forty feet for a two-story building adjacent to a residential district.
- (ii) *Minimum Rear Yard:*
  1. Ten feet adjacent to a nonresidential district.
  2. Twenty-five feet for a one story building adjacent to a residential district and forty feet for a two-story building adjacent to a residential district.

**(b) Size of Lots:**

- (i) *Minimum Size of Lot Area* — 7,000 square feet.
- (ii) *Minimum Lot Width* — 70 feet.
- (iii) *Minimum Lot Depth* — 100 feet.

(c) **Maximum Height:** Six (6) stories on Tract 6 and three (3) stories on Tract 7.

(d) **Lot Coverage:** 30 percent.

(e) **Floor Area Ratio (FAR): Maximum.** 0.5 :1.

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

**(4) Multi-Family (MF) Regulations****General Description**

(i) The Multi-Family (MF) will provide for development of high density attached residential dwelling units, a wrap product with structured parking, not to exceed the total allowable number of 271 multi-family units. The following standards are intended to promote stable, high quality multiple occupancy residential development at high densities. This product type is appropriate for the Dallas North Tollway District as shown on the Town's Future Land Use Plan.

(ii) **First Floor:** The height of the first floor shall be a minimum fourteen (14') in height. The first floor of the building may be used for either residential use or retail.

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

**Regulations**

(a) **Maximum Number of units:** 271 multi-family units

(b) **Unit Mix:** 65% One bedroom; 30% Two bedroom; 5% Three bedroom

**(c) Size of Yards:**

(i) *Minimum Front Yard* — 50 feet along rights-of-way.

(ii) *Minimum Side Yard* — 25 feet

(iii) *Minimum Rear Yard* — 25 feet

**(d) Size of Lots:**

(i) *Minimum Lot Area* — one acre.

(ii) *Minimum Lot Width* — 100 feet.

(iii) *Minimum Lot Depth* — 150 feet.

**(e) Minimum Dwelling Area:**

(i) *One or two bedroom* – 850 square feet

(ii) *Additional bedrooms* – 150 square feet per additional bedroom.

(f) **Minimum Height:** Three (3) stories.

(g) **Maximum Height:** Five (5) stories.

(h) **Lot Coverage:** 80 percent.

- (i) **Minimum Open Space:** 30 percent. Open space does not need to be located on the multifamily lot and can be consolidated with the overall district.
- (j) **Parking:** minimum 1.7 spaces per unit.

### Permitted Uses on the Property

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

<b>Schedule of Permitted Business Establishments</b>
<b>Neighborhood District:</b>
Townhome
Park or playground
Amenity center
<b>Retail District:</b>
Administrative, medical, insurance or professional office
Alcoholic Beverage Sales
Antique shop
Automobile paid parking lot/garage
Automobile parking lot garage
Bank, savings and loan, or credit union
Beauty salon / Barber shop as an incidental use
Big box
Business service
Catering business
Childcare center
Commercial amusement, indoor (S)
Farmers Market
Food truck park (only for special events)
Furniture, home furnishings and appliance store
Government office
Gymnastics /Dance studio
Health / Fitness center
Hotel, full service
House of worship
Meeting / banquet / reception facility
Mobile food vendor
Multifamily
Museum / art gallery
Park or playground
Print shop, minor
Restaurant without drive-thru or drive in service
Restaurant with drive through service (S)
Retail stores and shops
Retail /service incidental use
School, private or parochial

School, public
Theater, neighborhood
Theater, regional
Veterinary clinic and/or kennel, indoor
Wireless communications and support structures (cell tower)

## 2) SECTION 3: BUILDING DESIGN STANDARDS

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

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

### a) General to all Sub-Districts or Tracts

#### i) Building Height

- (1) Maximum Building Height: Varies. See each land use district.
- (2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 20% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.
- (3) Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1.) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2.) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-way, measured at six (6) feet above finish grade at the Fire, Access, Utility, and Drainage Easement Line.

#### ii) Minimum Building Height by use type:

- (1) *Office*: one (1) story.
- (2) *Multifamily*: three (3) stories.

- (3) *Townhome*: two (2) stories.
- (4) *Hotel*: four (4) stories.
- (5) *Retail/Restaurant*: one (1) story.

#### **b) Office Design Standards**

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

#### **c) Design of Parking Structures**

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

#### **d) Roof Form**

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

#### **e) Façade Composition**

- i) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- ii) Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings,

balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.

- iii) Buildings shall generally maintain the alignment of horizontal elements along the block.
- iv) Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.
- v) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.

**f) Windows and Doors**

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

**g) Building Entries:**

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

**h) Awnings, Canopies, Arcades & Overhangs:**

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

**i) Building Articulation**

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

**j) Building Materials**

- i) Brick, natural and manufactured stone, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least 75% of each elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 35% of a building's material. Non-primary, or secondary materials, may include three-coat system stucco, resin-impregnated wood panel system, clapboard siding and metal panel systems.
- ii) Where multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system (allowed on upper floors only; none on ground floor).
- iii) Only primary building materials are allowed on the first floor, plus metal panel systems for non-residential uses. For purposes of this section, the first floor shall be at least fourteen (14) feet high and, at a minimum 90% shall be constructed of masonry cladding.
- iv) All buildings shall be architecturally finished on all sides with articulation, detailing and features.
- v) Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

**k) Projections into Setbacks and/or Rights-of-Way:**

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

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

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

#### 4) SECTION 4: LANDSCAPE ENHANCEMENTS

##### a) Mahard Parkway Landscape and Pedestrian Easement

Mahard Parkway shall be constructed with a minimum ten-foot (10') wide meandering sidewalk located within a forty-foot (40') landscape and pedestrian easement. Said sidewalk shall be installed during Phase 2 of the development.

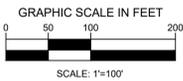
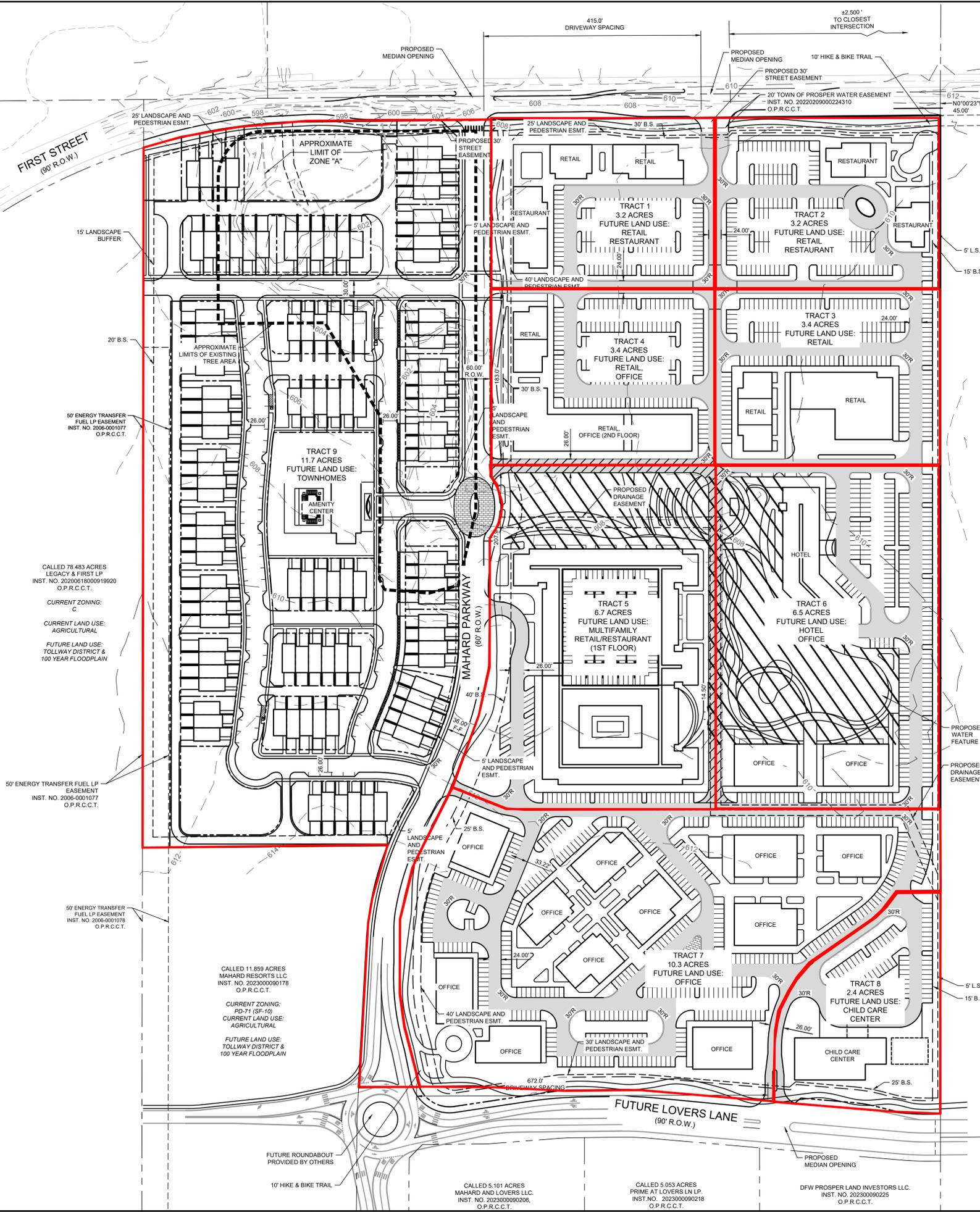
##### b) Programmed Open Space – Tracts 5 and 6

The open space area shared between Tract 5 and Tract 6 shall be designated and maintained as programmed open space. Open space requirements for tracts within the Planned Development that do not independently meet the applicable open space requirements for their respective use may be satisfied through the provision of programmed open space located on Tract 5 and Tract 6, subject to compliance with this Planned Development and all applicable City standards.

##### c) Monument Feature

A monument feature shall be provided at the northeast corner of Mahard Parkway and Lovers Lane to serve as a gateway to the district.

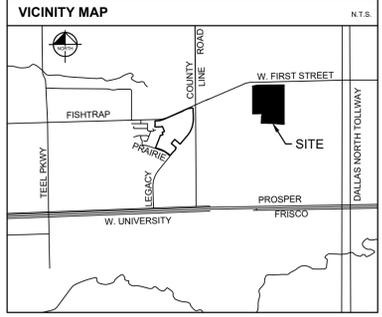
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SCALE: 1"=100'

**LEGEND**

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



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

CURRENT ZONING: PD-41

CURRENT LAND USE: AGRICULTURAL

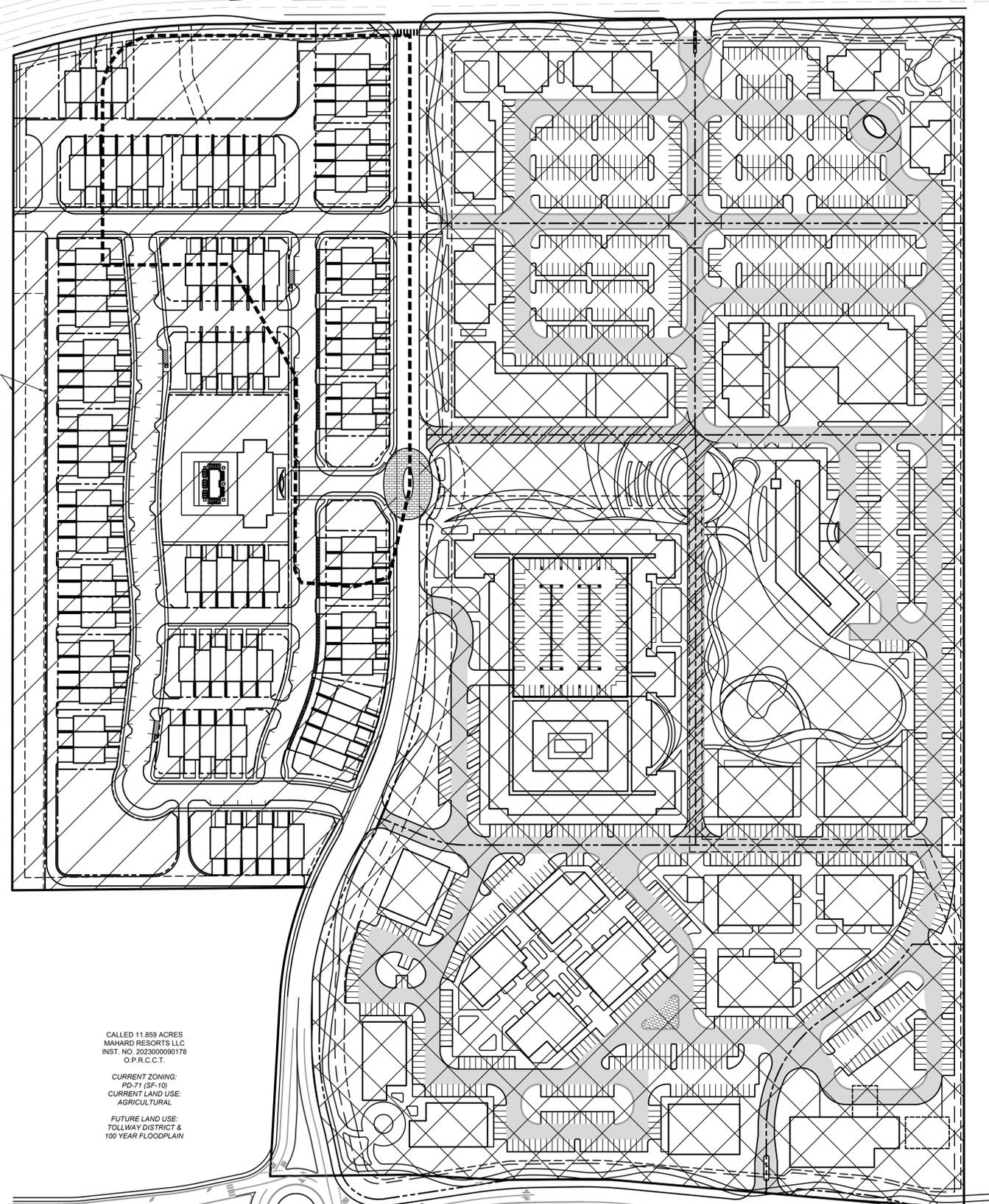
FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

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

SITE DATA SUMMARY TABLE

TRACT	ACREAGE	LAND USES	PHASE 1			
			TOTAL BUILDING SQUARE FOOTAGE	REQ. PARKING	PROVIDED PARKING	
TRACT 1	3.2 ACRES	RETAIL, RESTAURANT	13,500 SF	1 SPACE / 250 SF	54 SPACES	24 SPACES
TRACT 2	3.2 ACRES	RESTAURANT, RESTAURANT	9,400 SF	1 SPACE / 75 SF	126 SPACES	100 SPACES
TRACT 3	3.3 ACRES	RETAIL, RESTAURANT	9,200 SF	1 SPACE / 75 SF	123 SPACES	149 SPACES
TRACT 4	3.3 ACRES	RETAIL, RESTAURANT	28,850 SF	1 SPACE / 250 SF	116 SPACES	184 SPACES
TRACT 5	6.7 ACRES	TOWNHOMES	110 UNITS			220 GARAGE SPACES 73 ONSTREET SPACES
TRACT 6	6.5 ACRES	HOTEL, OFFICE	90,400 SF	1 SPACE / 300 SF	302 SPACES	388 SPACES
TRACT 7	10.3 ACRES	OFFICE	12,800 SF	1 SPACE / 10 STUDENT 1 SPACE/TEACHER	43 SPACES	60 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER	26,000 SF	1 SPACE / 250 SF	104 SPACES	104 SPACES
TRACT 9	11.7 ACRES	OFFICE	7,500 SF	1 SPACE / 75 SF	100 SPACES	100 SPACES
TRACT 10	3.3 ACRES	RETAIL, RESTAURANT, OFFICE	26,000 SF	1 SPACE / 300 SF	87 SPACES	87 SPACES
TRACT 11	6.7 ACRES	MULTIFAMILY, RETAIL, RESTAURANT	271 UNITS	1.7 SPACES/UNIT	461 SPACES	461 SPACES
TRACT 12	33.075 ACRES	RETAIL, RESTAURANT (FIRST FLOOR, 46%)	33,075 SF	1 SPACE / 150 SF**	221 SPACES	221 SPACES
TRACT 13	6.5 ACRES	HOTEL, OFFICE	139 ROOMS	1 SPACE / ROOM	139 SPACES	140 SPACES
TRACT 14	39.200 ACRES	OFFICE	39,200 SF	1 SPACE / 300 SF	131 SPACES	133 SPACES
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TRACT 184						

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 C  
 CURRENT LAND USE:  
 AGRICULTURAL  
 FUTURE LAND USE:  
 TOLLWAY DISTRICT &  
 100 YEAR FLOODPLAIN

50' ENERGY TRANSFER  
 FUEL LP EASEMENT  
 INST. NO. 20060001077  
 O.P.R.C.C.T.

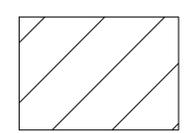
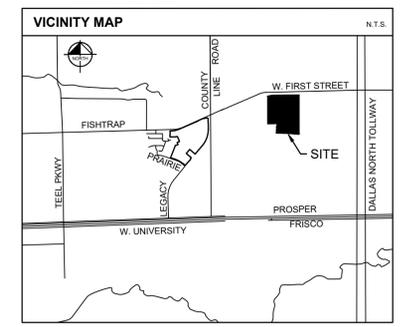
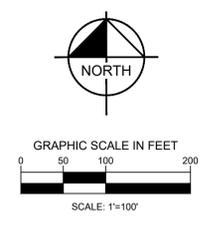
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 PD-71 (SF-10)  
 CURRENT LAND USE:  
 AGRICULTURAL  
 FUTURE LAND USE:  
 TOLLWAY DISTRICT &  
 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES  
 MAHARD AND LOVERS LLC.  
 INST. NO. 202300090206  
 O.P.R.C.C.T.

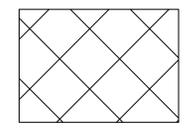
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 PRIME AT LOVERS LN LP.  
 INST. NO. 202300090218  
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.  
 INST. NO. 202300090225  
 O.P.R.C.C.T.

REMAINDER OF  
 CALLED 188.635 ACRES  
 M.A.H.G. PARTNERSHIP  
 INST. NO. 20100601000545080  
 O.P.R.C.C.T.  
 CURRENT ZONING:  
 PD-41  
 CURRENT LAND USE:  
 AGRICULTURAL  
 FUTURE LAND USE:  
 TOLLWAY DISTRICT &  
 100 YEAR FLOODPLAIN



**NEIGHBORHOOD  
 SUB-DISTRICT**



**RETAIL  
 SUB-DISTRICT**

**Kimley»Horn**

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

**EXHIBIT D  
 CONCEPT PLAN  
 ZONE-24-0025**

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

61.743 ACRES  
 COLLIN COUNTY SCHOOL LAND SURVEY  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARATION DATE: 02/09/2026

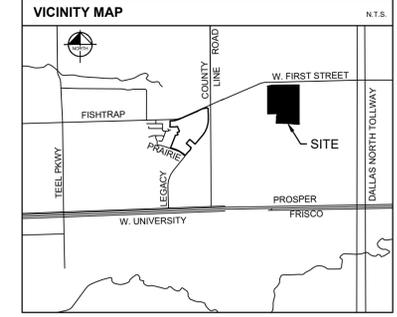
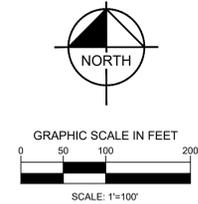
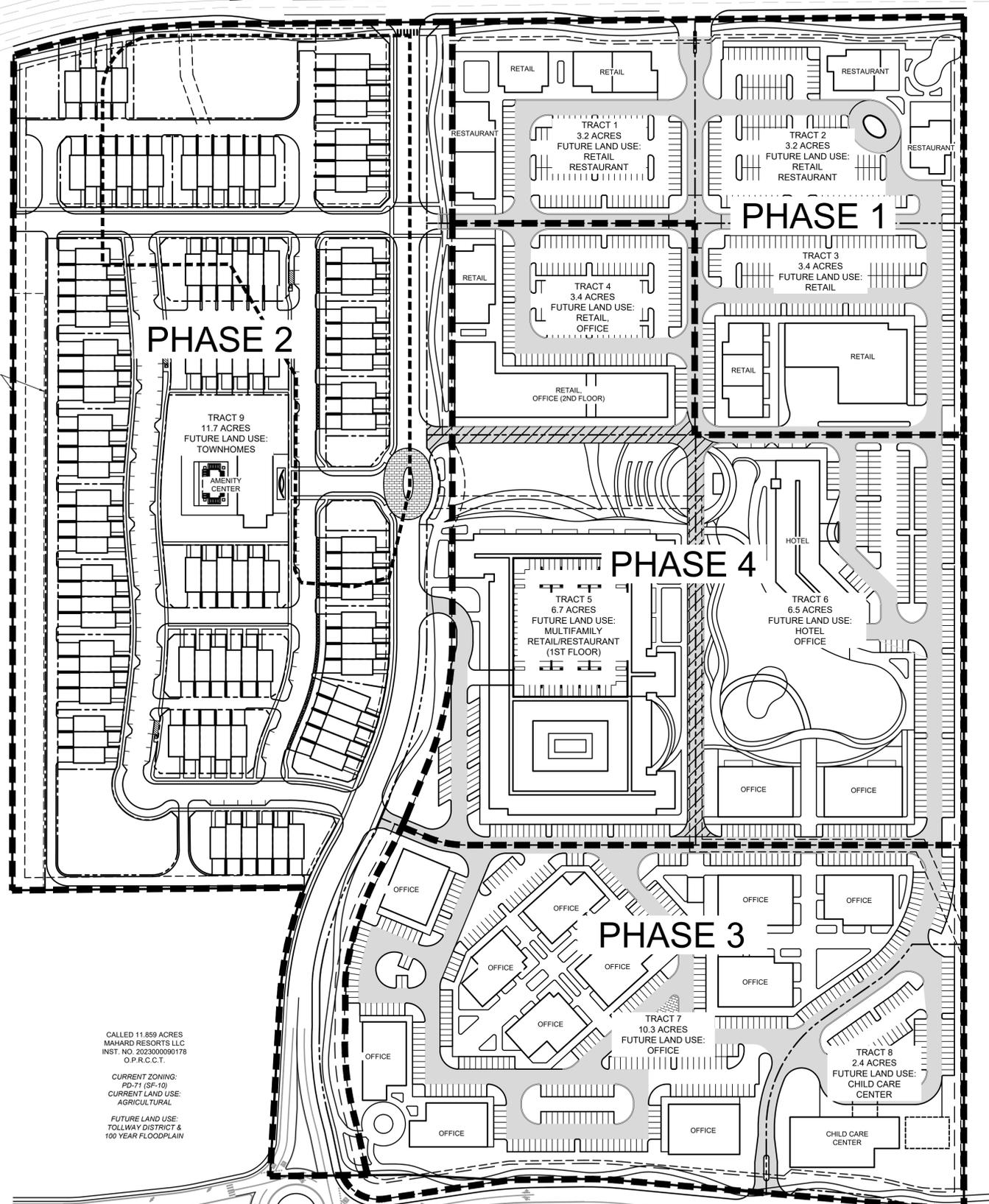
**APPLICANT**  
 DRAKE LAW  
 322 W. WALNUT STREET, SUITE 210  
 CELINA, TX 75009  
 PHONE: (469) 989-7285  
 CONTACT: ALEXA KNIGHT

**ARCHITECT**  
 GFF ARCHITECTS  
 300 NOWITZKI WAY, SUITE 400  
 DALLAS, TX 75219  
 PHONE: (214) 303-1500  
 FAX: (972) 335-3580  
 CONTACT: BRIAN MOORE

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

<p> <b>Kimley»Horn</b>            © 2025 KIMLEY-HORN AND ASSOCIATES, INC.            6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034            PHONE: 972-335-3580            WWW.KIMLEY-HORN.COM            TEXAS REGISTERED ENGINEERING FIRM F-928         </p>	
<p> <b>FOR REVIEW ONLY</b>            Not for construction or permit purposes.  <b>Kimley»Horn</b>            Engineer: DAVID UPTON            P.E. No. 146294 Date: 02/09/2026         </p>	<p>           No. _____            REVISIONS _____            DATE _____         </p>
<p>           SCALE AS SHOWN            DESIGNED BY DCU            DRAWN BY DCU            CHECKED BY CAK         </p>	<p> <b>EXHIBIT D            SUB-DISTRICT PLAN</b> </p>
<p> <b>BELLA PROSPER            TOWN OF PROSPER, TEXAS</b> </p>	<p>           DATE: 02/09/2026            PROJECT NO.: 068303300            SHEET NUMBER: <b>4 OF 5</b> </p>

Plotted By: Upton, David Date: February 16, 2026 05:17:31pm File Path: K:\FR\Civil\068303300-Prosper\_60-Acre\_Tract\_VAD\_PlanSheets\C-EP\_Exhibit D20260216.dwg  
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REMAINDER OF  
 CALLED 188.635 ACRES  
 M.A.H.G. PARTNERSHIP  
 INST. NO. 20100601000545080  
 O.P.R.C.C.T.  
 CURRENT ZONING:  
 PD-41  
 CURRENT LAND USE:  
 AGRICULTURAL  
 FUTURE LAND USE:  
 TOLLWAY DISTRICT &  
 100 YEAR FLOODPLAIN

SITE DATA SUMMARY TABLE						
PHASE 1						
TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE	REQ. PARKING	PROVIDED PARKING	
TRACT 1	3.2 ACRES	RETAIL	13,500 SF	1 SPACE / 250 SF	54 SPACES	24 SPACES
TRACT 2	3.2 ACRES	RESTAURANT	9,400 SF	1 SPACE / 75 SF	126 SPACES	100 SPACES
TRACT 3	3.4 ACRES	RESTAURANT	9,200 SF	1 SPACE / 75 SF	123 SPACES	149 SPACES
TRACT 4	3.3 ACRES	RETAIL	28,850 SF	1 SPACE / 250 SF	116 SPACES	184 SPACES
PHASE 1 TOTAL ACREAGE	9.7 ACRES					
PHASE 2						
TRACT 9	11.7 ACRES	TOWNHOMES	110 UNITS			220 GARAGE SPACES 73 ONSTREET SPACES
TOWN HOME STREET DEDICATION	6.8 ACRES					
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES					
PHASE 2 TOTAL ACREAGE	21.2 ACRES					
PHASE 3						
TRACT 7	10.3 ACRES	OFFICE	90,400 SF	1 SPACE / 300 SF	302 SPACES	388 SPACES
TRACT 8	2.4 ACRES	CHILD CARE CENTER	12,800 SF	1 SPACE / 10 STUDENT 1 SPACE/TEACHER	43 SPACES	60 SPACES
PHASE 3 TOTAL ACREAGE	12.7 ACRES					
PHASE 4						
TRACT 4	3.3 ACRES	RETAIL, RESTAURANT, OFFICE	26,000 SF 7,500 SF 26,000 SF	1 SPACE / 250 SF 1 SPACE / 75 SF 1 SPACE / 300 SF	104 SPACES 100 SPACES 87 SPACES	104 SPACES 100 SPACES 87 SPACES
TRACT 5	6.7 ACRES	MULTIFAMILY, RETAIL, RESTAURANT	271 UNITS 33,075 SF	1.7 SPACES/UNIT 1 SPACE / 150 SF**	461 SPACES 221 SPACES	461 SPACES 221 SPACES
TRACT 6	6.5 ACRES	HOTEL, OFFICE	139 ROOMS 39,200 SF	1 SPACE / ROOM 1 SPACE / 300 SF	139 SPACES 131 SPACES	140 SPACES 133 SPACES
PHASE 4 TOTAL ACREAGE	16.5 ACRES					
TOTAL ACREAGE	60.1 ACRES					

NOTES:  
 \* THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.  
 \*\* CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

CALLED 78.483 ACRES  
 LEGACY & FIRST LP  
 INST. NO. 20200618000919920  
 O.P.R.C.C.T.  
 CURRENT ZONING:  
 C  
 CURRENT LAND USE:  
 AGRICULTURAL  
 FUTURE LAND USE:  
 TOLLWAY DISTRICT &  
 100 YEAR FLOODPLAIN

CALLED 11.859 ACRES  
 MAHARD RESORTS LLC  
 INST. NO. 202300090178  
 O.P.R.C.C.T.  
 CURRENT ZONING:  
 PD-71 (SF-10)  
 CURRENT LAND USE:  
 AGRICULTURAL  
 FUTURE LAND USE:  
 TOLLWAY DISTRICT &  
 100 YEAR FLOODPLAIN

CALLED 5.101 ACRES  
 MAHARD AND LOVERS LLC.  
 INST. NO. 202300090206  
 O.P.R.C.C.T.

CALLED 5.053 ACRES  
 PRIME AT LOVERS LN LP.  
 INST. NO. 202300090218  
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.  
 INST. NO. 202300090225  
 O.P.R.C.C.T.

# Kimley»Horn

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

**OWNER**  
 PROSPER TOLLWAY PALAZZOS LLC  
 8105 RASOR BLVD., SUITE 299  
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**APPLICANT**  
 DAKE LAW  
 322 W. WALNUT STREET, SUITE 210  
 CELINA, TX 75009  
 PHONE: (469) 989-7285  
 CONTACT: ALEXA KNIGHT

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

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

**EXHIBIT D**  
**CONCEPT PLAN**  
**ZONE-24-0025**

61.743 ACRES  
 COLLIN COUNTY SCHOOL LAND SURVEY  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARATION DATE: 02/09/2026

DATE  
 02/09/2026  
 PROJECT NO.  
 068303300  
 SHEET NUMBER  
**3 OF 5**

**Kimley»Horn**  
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 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

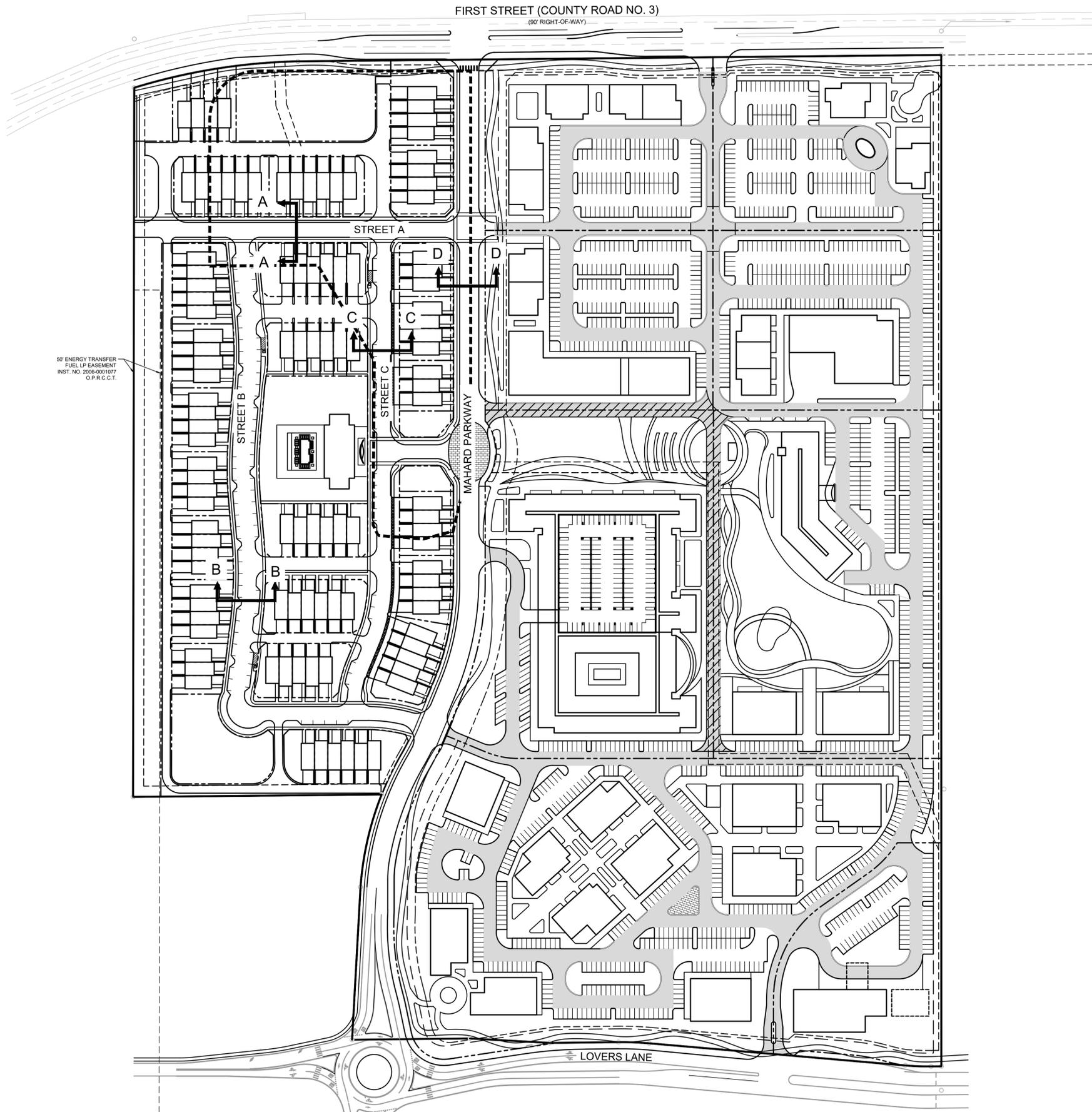
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**PHASING PLAN**

**BELLA PROSPER**  
**TOWN OF PROSPER, TEXAS**

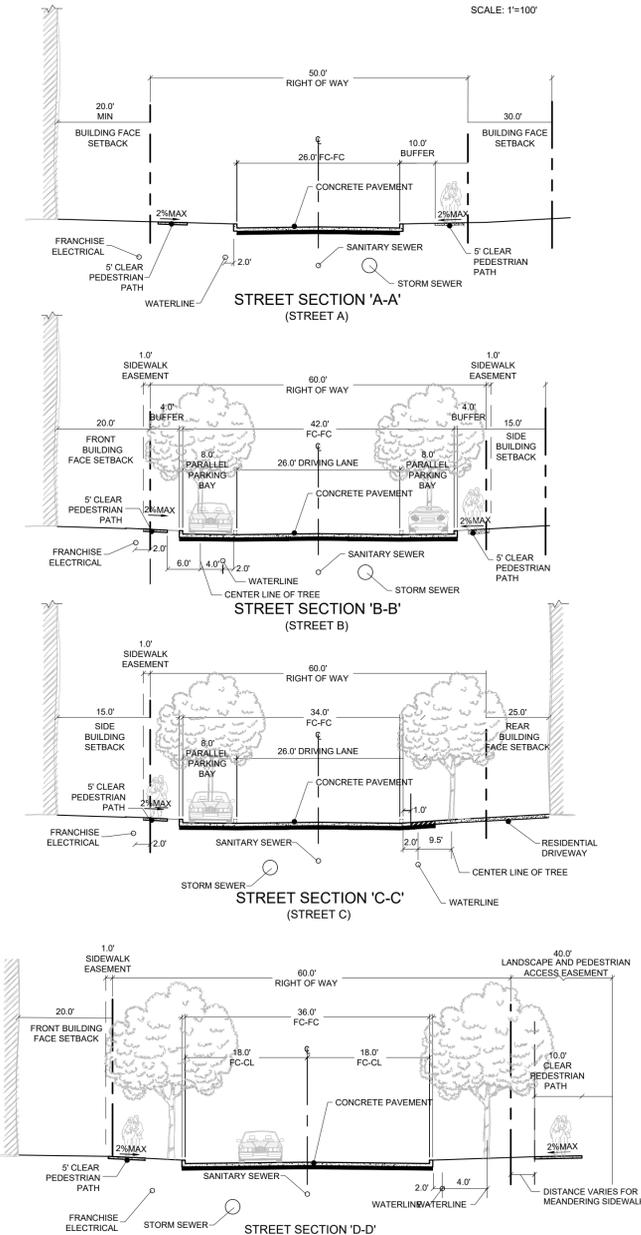
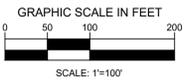
REVISIONS  
 No. DATE

Item 15.

Plotted By: Lupton, David Date: February 16, 2026 05:17:43pm File Path: K:\068303300-Prosper 60-Acres Tract\CAD\PlanSheets\C-PD Exhibit D\20260216.dwg  
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NOTES:  
 1. LICENSE AGREEMENT SHALL BE REQUIRED FOR TREES IN RIGHT-OF-WAY



**Kimley»Horn**

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

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 CONTACT: BRIAN MOORE

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 FRISCO, TX 75034  
 PHONE: (972) 335-3580  
 FAX: (972) 335-3779  
 CONTACT: DAVID UPTON, P.E.

**EXHIBIT D**  
**CONCEPT PLAN**  
**ZONE-24-0025**

61.743 ACRES  
 COLLIN COUNTY SCHOOL LAND SURVEY  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARATION DATE: 02/09/2026

Item 15.	DATE
REVISIONS	
No.	
<b>Kimley»Horn</b>	
<small>© 2025 KIMLEY-HORN AND ASSOCIATES, INC.        6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034        WWW.KIMLEY-HORN.COM        PHONE: 972-335-3580        TEXAS REGISTERED ENGINEERING FIRM F-928</small>	
<small>FOR REVIEW ONLY        Not for construction or permit purposes.</small>	
<b>Kimley»Horn</b>	
<small>Engineer: DAVID UPTON        P.E. No. 146294 Date: 02/09/2026</small>	
SCALE AS SHOWN	DESIGNED BY DCU
DESIGNED BY DCU	DRAWN BY DCU
DRAWN BY DCU	CHECKED BY CAK
CHECKED BY CAK	
<b>EXHIBIT D</b>	
<b>STREET SECTION</b>	
<b>EXHIBIT</b>	
<b>BELLA PROSPER</b>	
<b>TOWN OF PROSPER, TEXAS</b>	
DATE	02/09/2026
PROJECT NO.	068303300
SHEET NUMBER	5 OF 5

## **EXHIBIT E DEVELOPMENT SCHEDULE**

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

Zoning approved - February 2026  
Civil design (first phase) – 2026  
Civil construction - 2027  
Building design- 2027  
Building construction (full build out) - 2028-2035

# Zone-24-0025 | Exhibit F: Elevations



Item 15.



Item 15.





Item 15.





Item 15.





Item 15.







Item 15.



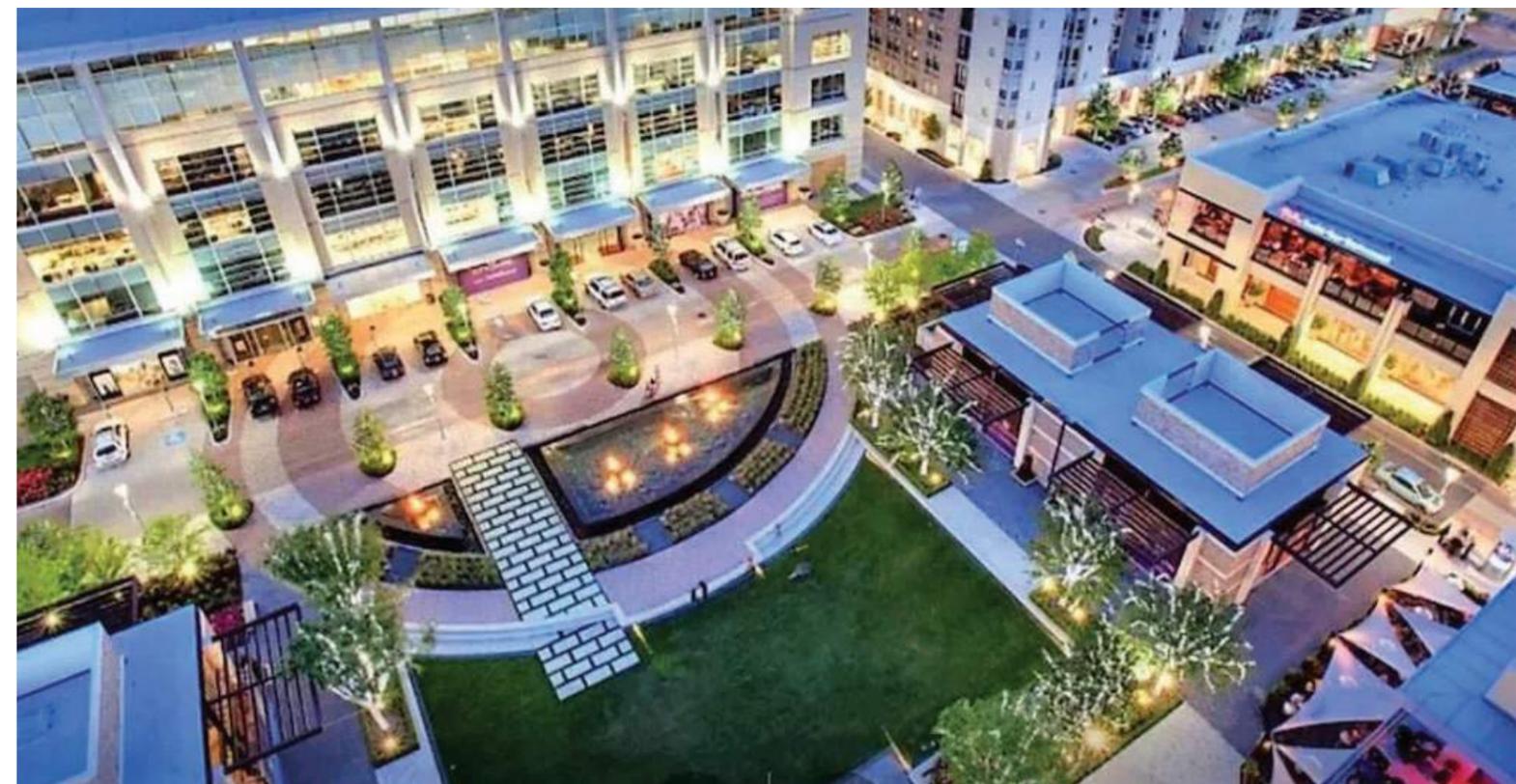


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Item 15.



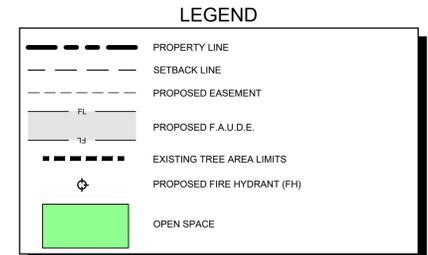
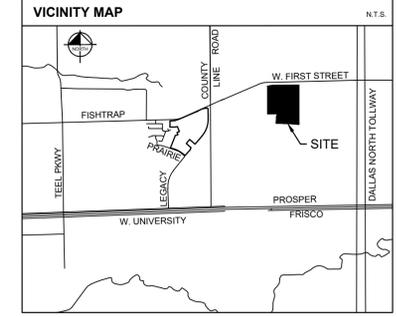
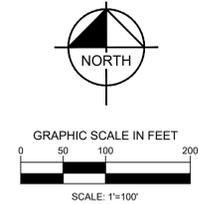
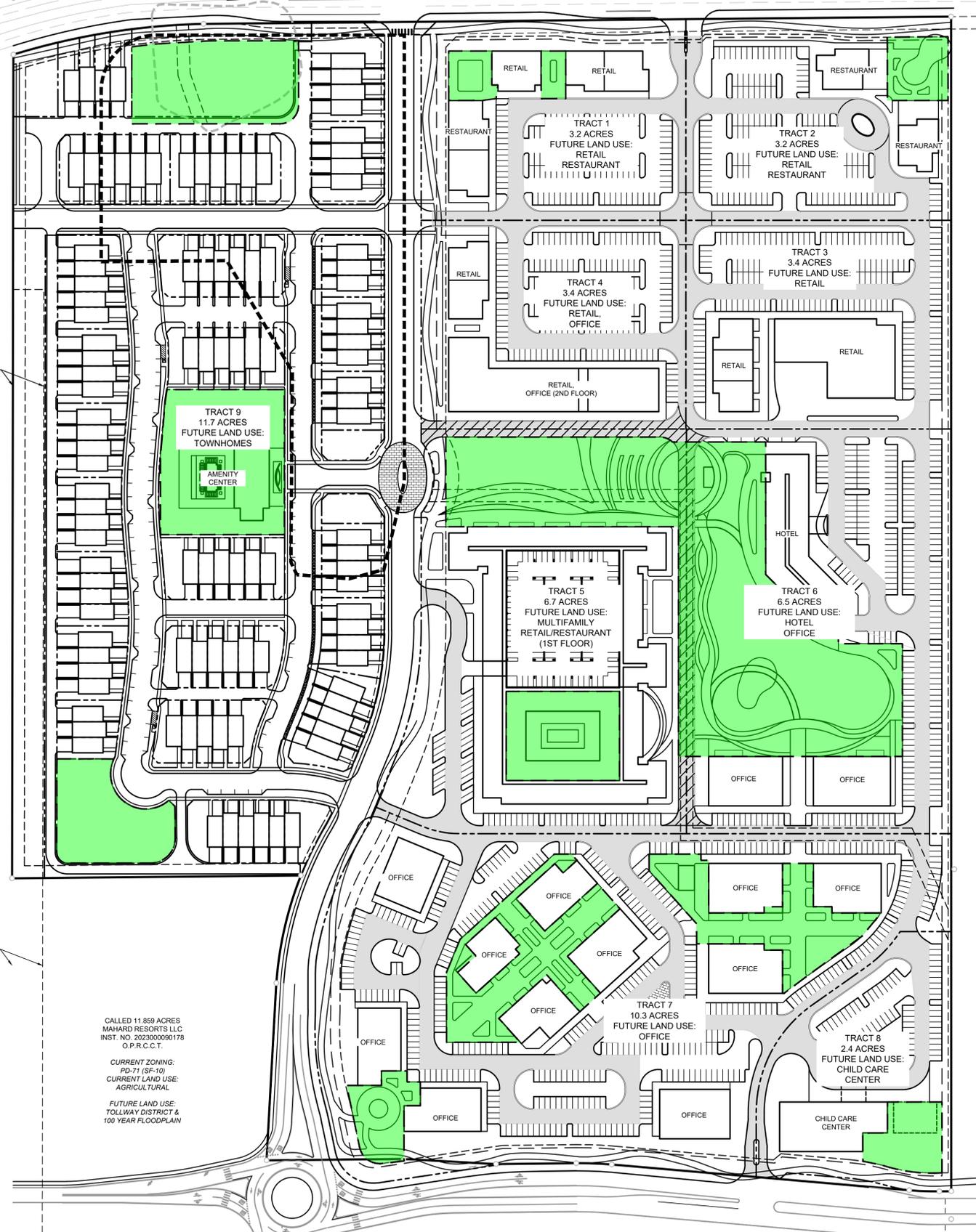


Item 15.



# Thank You

Plotted By: Upton, David Date: February 15, 2026 05:19:00pm File Path: K:\Civil\068303300-Prosper 6D-Acres Tract VCAD\PlanSheets\C-PD Exhibit D20260216.dwg  
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REMAINDER OF CALLED 188.635 ACRES  
 M.A.H.G. PARTNERSHIP  
 INST. NO. 20100691000545086  
 O.P.R.C.C.T.  
 CURRENT ZONING: PD-41  
 CURRENT LAND USE: AGRICULTURAL  
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

50' ENERGY TRANSFER FUEL LP EASEMENT  
 INST. NO. 20060001077  
 O.P.R.C.C.T.  
 CALLED 78.483 ACRES  
 LEGACY & FIRST LP  
 INST. NO. 20200618000919920  
 O.P.R.C.C.T.  
 CURRENT ZONING: C  
 CURRENT LAND USE: AGRICULTURAL  
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

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 MAHARD RESORTS LLC  
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 O.P.R.C.C.T.  
 CURRENT ZONING: PD-71 (SF-10)  
 CURRENT LAND USE: AGRICULTURAL  
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

CALLLED 5.101 ACRES  
 MAHARD AND LOVERS LLC.  
 INST. NO. 202300090206  
 O.P.R.C.C.T.  
 CURRENT ZONING: PD-71 (SF-10)  
 CURRENT LAND USE: AGRICULTURAL  
 FUTURE LAND USE: TOLLWAY DISTRICT & 100 YEAR FLOODPLAIN

CALLLED 5.053 ACRES  
 PRIME AT LOVERS LN LP.  
 INST. NO. 202300090218  
 O.P.R.C.C.T.

DFW PROSPER LAND INVESTORS LLC.  
 INST. NO. 202300090225  
 O.P.R.C.C.T.

TRACT	LAND AREA (SF)	LAND USES	REQUIRED O.S. (SF%)	PROVIDED O.S. (SF%)
TRACT 1	138,454	RESTAURANT / RETAIL	9,692 / 7%	8,854 / 6.4%
TRACT 2	140,548	RESTAURANT	9,839 / 7%	10,119 / 7.2%
TRACT 3	140,187	RETAIL	9,813 / 7%	-----
TRACT 4	140,187	RESTAURANT / RETAIL	9,813 / 7%	-----
TRACT 5	289,650	MULTIFAMILY	86,895 / 30%	87,684 / 30.2%
TRACT 6	281,024	HOTEL/OFFICE	19,672 / 7%	112,482 / 40.0%
TRACT 7	457,254	OFFICE	32,008 / 7%	82,108 / 17.9%
TRACT 8	104,784	CHILD CARE CENTER	7,335 / 7%	11,924 / 11.4%
TOTAL	1,692,088	-----	185,067	313,171
TRACT 9	509,652	TOWN HOMES	101,930 / 20%	106,756 / 20.9%

No.	REVISIONS	DATE

**Kimley»Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3360  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: DAVID UPTON  
 P.E. No. 146294 Date: 02/09/2026

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

**Exhibit G  
 OPEN SPACE PLAN**

**BELLA PROSPER  
 TOWN OF PROSPER, TEXAS**

**Kimley»Horn**

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

**EXHIBIT D  
 CONCEPT PLAN  
 ZONE-24-0025**

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

61.743 ACRES  
 COLLIN COUNTY SCHOOL LAND SURVEY  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARATION DATE: 02/09/2026

**APPLICANT**  
 DAAKE LAW  
 322 W. WALNUT STREET, SUITE 210  
 CELINA, TX 75009  
 PHONE: (469) 989-7285  
 CONTACT: ALEXA KNIGHT

**ARCHITECT**  
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 FRISCO, TX 75034  
 PHONE: (972) 335-3580  
 FAX: (972) 335-3779  
 CONTACT: DAVID UPTON, P.E.

DATE	PROJECT NO.	SHEET NUMBER
02/09/2026	068303300	2 OF 5

## **BELLA PROSPER DEVELOPMENT AGREEMENT**

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

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

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

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

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

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

**2. Maintenance of Landscape Areas.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**TOWN:**

**THE TOWN OF PROSPER, TEXAS**

By: \_\_\_\_\_

Name: Mario Canizares

Title: Town Manager, Town of Prosper

**STATE OF TEXAS        )**

)

**COUNTY OF COLLIN    )**

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

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_

**DEVELOPER:**

**PROSPER TOLLWAY PALAZZOS, LLC  
PTP RETAIL HOLDINGS, LLC**

By: \_\_\_\_\_

Name: Naseem Shaik

Title: \_\_\_\_\_

**STATE OF TEXAS            )**

**)**

**COUNTY OF COLLIN        )**

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

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_

**EXHIBIT A**  
**(Property Description & Depiction)**

**ZONE 24-0025**

**EXHIBIT A-1: WRITTEN METES AND BOUNDS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**EXHIBIT B**  
**(Building Design and Materials)**

Building Design Standards.

- i. The Building Design Standards and Guidelines for the Bella Prosper District shall establish a coherent urban character and encourage enduring and attractive development, ensuring the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scale spaces. The key design principles are:
  1. The conceptual elevations are intended to evoke a general look and feel of the architecture. Changes to materials and architectural elements are permitted so long as the building elevations adhere to the regulations outlined in the Design Guidelines of this Exhibit B.
  2. New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm.
  3. Building facades should include appropriate architectural details and ornamentation to create variety and interest.
  4. Open space(s) should be incorporated to provide usable public areas integral to the urban environment.
  
- ii. General to All Subdistricts or Tracts.
  1. Building Height.
    - i. Maximum Building Height: Varies. See each land use district.
    - ii. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 20% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.
    - iii. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1.) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2.) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-

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

2. Minimum Building Height by Use Type:

- i Office: Two (2) stories.
- ii Multifamily: Three (3) stories.
- iii Townhome: Two (2) stories.
- iv Hotel: Four (4) stories.
- v Retail/Restaurant: One (1) story.

iii. Office Design Standards.

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

iv. Design of Parking Structures.

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

v. Roof Form.

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

#### vi. Façade Composition.

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

#### vii. Windows and Doors

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

viii. Building Entries.

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

ix. Awnings, Canopies, Arcades & Overhangs.

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

x. Building Articulation.

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

xi. Building Materials.

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

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

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

1. The following projections shall be permitted into a Fire, Access, Utility, and Drainage Easement as allowed below, provided that:
  - i No projection shall be permitted into a building setback.
  - ii Such projections do not extend over public rights-of-way.
  - iii The property owner has assumed liability related to such projections.
  - iv The property owner shall maintain such projection in a safe and non-injurious manner.
  - v No projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finished grade.
  - vi No projections allowed over public utility where located within a fire lane or public utility easement.
2. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.
3. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.
4. Architectural projections, including balconies, bays, towers, and oriels; show windows (1<sup>st</sup> floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Fire, Access, Utility, and Drainage Easement.
5. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Fire, Access, Utility, and Drainage Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.











# Bella Prosper (ZONE-24-0025)

# Proposal

## Purpose:

- Construct a mixed-use development consisting of the following items:
  - Commercial Uses (Hotel, Office, Restaurant, Retail, etc.)
  - Multifamily
  - Townhomes

## Background

The applicant began the zoning process by discussing the project with Staff in early 2024. After several meetings and reviews of preliminary plans, an official application was submitted in December of 2024.

Following a couple rounds of review, the applicant presented the proposed development at the May 6, 2025, Planning & Zoning Commission Work Session. The following week, on May 13, 2025, the applicant presented at the Town Council Work Session.

In response to the feedback at these meetings, the applicant updated the plan as follows:

- Reduction of Number of Multifamily Dwellings (550 to 435)
- Reduction of Number of Townhome Units (94 to 88)
- Addition of Curvilinear Street (Townhome Section)
- Removal of Second Hotel (Substituted with Additional Restaurant/Retail)
- Reconfiguration of Assisted Living Building and Full-Service Hotel (Facing Amphitheater Area)

The applicant and Staff continued to work on revising the plans until such time that they were presented to the Planning and Zoning Commission for consideration on September 15, 2025, where they were recommended for approval by a vote of 5-0.

## Background Cont.

Following the Planning and Zoning Commission Meeting, the applicant presented the proposed development at the November 11, 2025, Town Council Meeting. The item was tabled to February 24, 2026, to allow the applicant time to adjust the plan based on feedback received by the Council.

In response to the feedback at this meeting, the applicant updated the plan as follows:

- Reduction of Number of Multifamily Dwellings (435 to 271)
  - Increase of Retail Required Prior to Development of Multifamily (50,000 SF to 62,550 SF)
  - Develop Multifamily in Phase 4 instead of Phase 2
  - Replace Two Multifamily Buildings with Office Park
- Increase of Number of Townhome Units (88 to 116)
- Removal of Assisted Living



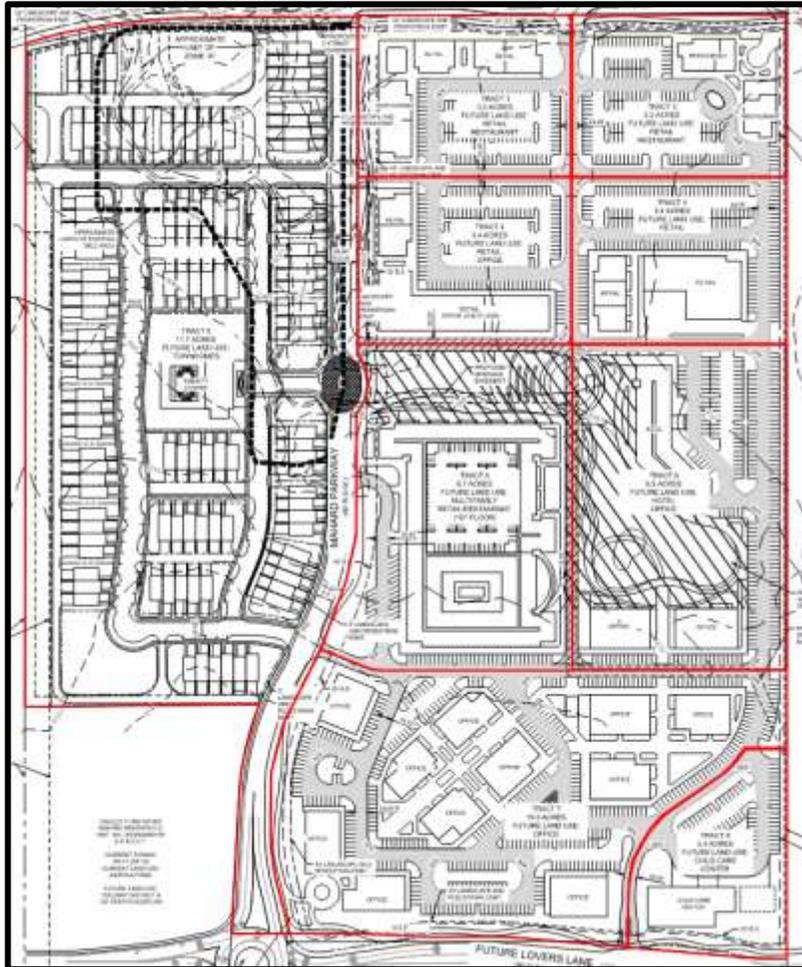


# Zoning

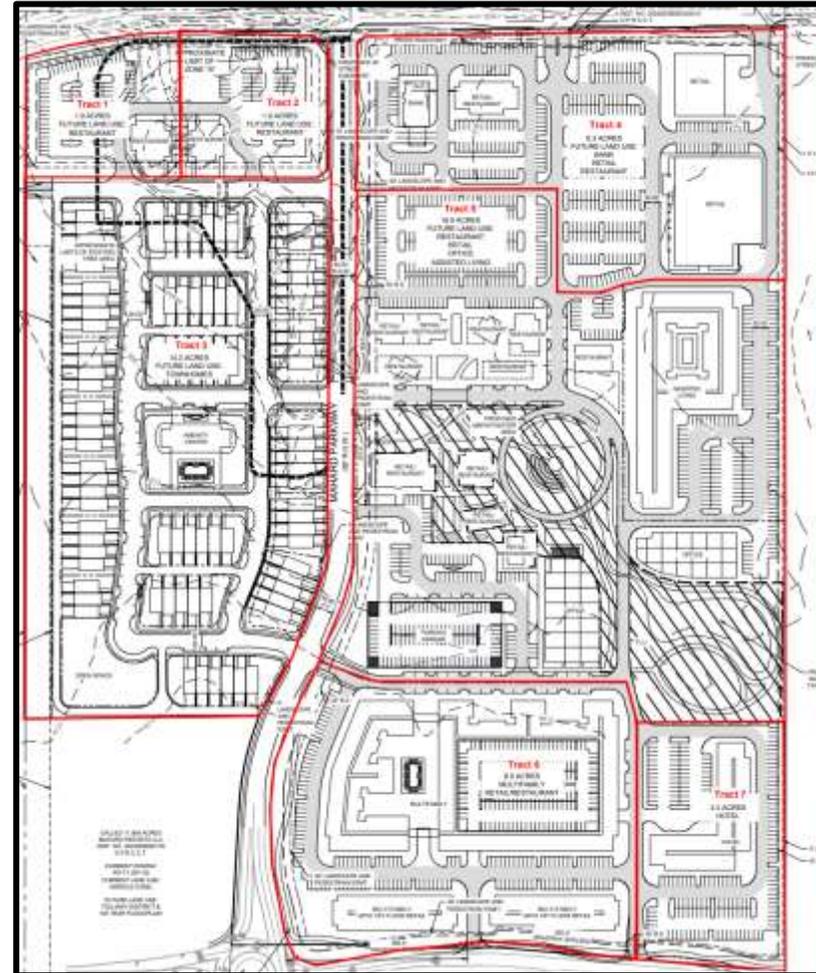
	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Agricultural and Planned Development-71	Vacant	Dallas North Tollway District
<b>North</b>	Planned Development-66 (Star Trail)	Single-Family Residential	Medium Density Residential
<b>East</b>	Planned Development-41 (Multifamily)	Vacant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



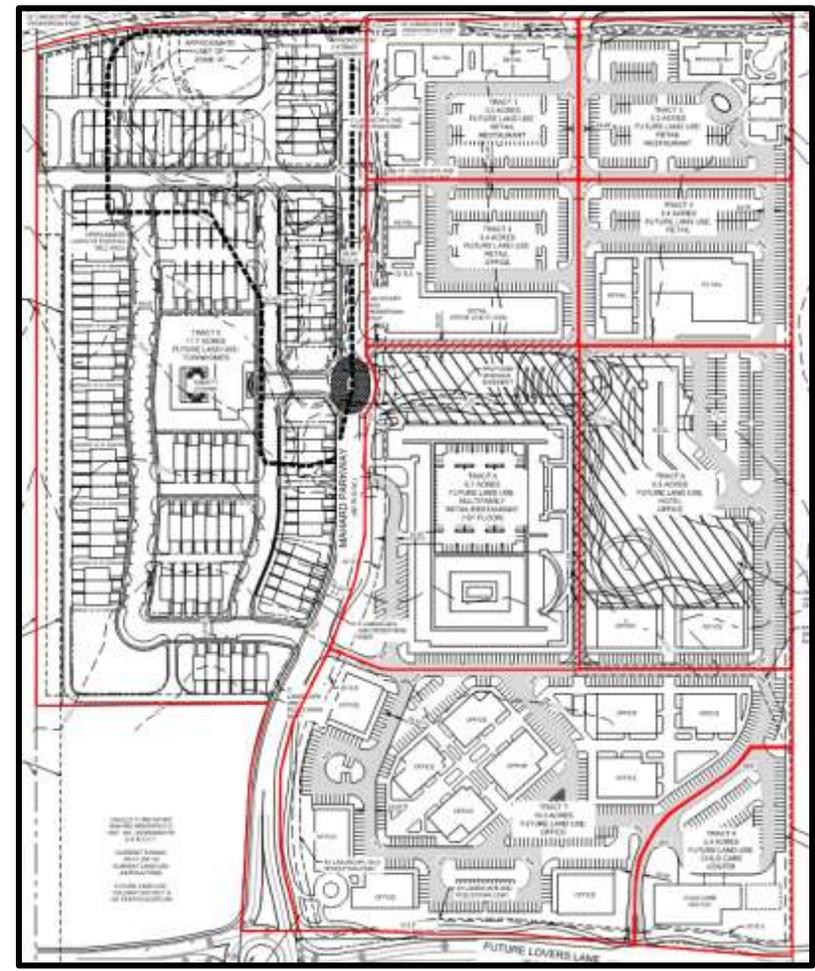
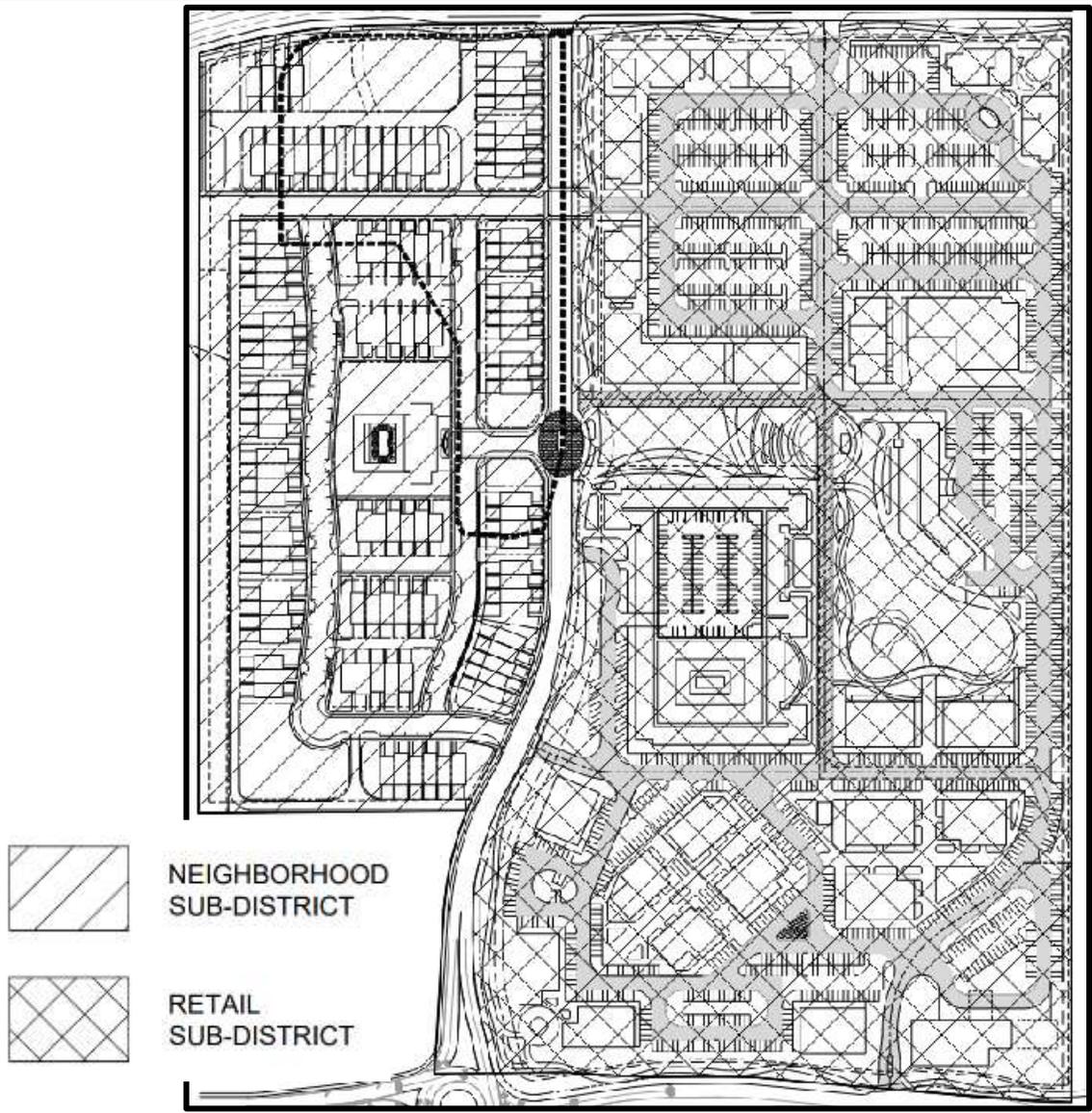
# Current Proposal



# Previous Proposal



The development is broken into two subdistricts and nine tracts.



# Subdistrict Regulations (Neighborhood Subdistrict)

# District Regulations

(The following represent the proposed deviations from standard regulations.)

## Townhome:

- Setbacks: Decrease in Front (25' to **20'**); Increase in Rear (20' to **25'**)
- Height: Increase from 40' to **45'**

# Subdistrict Regulations (Retail Subdistrict)

# District Regulations

(The following represent the proposed deviations from standard regulations.)

## Full-Service Hotel:

- Height: Increase from 2 Stories to **8 Stories**

## Multifamily:

- Density: **271 Units**
- Height: Decrease from 8 Stories to **5 Stories**
- Lot Coverage: Increase from 45% to **80%**

## Office Uses:

- Height: Increase from 2 Stories to **3-6 Stories**

## Retail Uses:

- Floor Area Ratio: Increase from 0.4:1 to **0.8:1**

# General Regulations (Both Subdistricts)

# Architectural Standards

## Building Materials:

- Primary (Min. of 75%)
  - Brick
  - Cementitious Panel System (Max. of 35%)
  - Glazing (Curtain or Window Wall)
  - Stone (Natural or Manufactured)
- Secondary (Max. of 25%)
  - Clapboard Siding
  - Metal Panel Systems
  - Resin-Impregnated Wood Panel System
  - Stucco (Three-Coat)
- First Floor of Buildings
  - Masonry Cladding (Min. of 90%)
  - Metal Panel Systems (Non-Residential Uses Only)
- Multifamily Buildings
  - Brick
  - Cementitious Panel System
  - Stone (Natural or Manufactured)
- Office Buildings
  - Decorative or Enhanced Concrete Tilt Wall (Max. of 60%)
  - Primary Materials
  - Secondary Materials

## Building Design:

- Articulation
  - Articulation will be accentuated by the inclusion of architectural building features, awnings or canopies, or different building materials and is required where retail or service uses take place on the first floor of a building and building façades front both streets and driveways.
- Awnings, Canopies, and Overhangs
  - Awnings and canopies will be comprised of materials that are complimentary to the building.
- Door and Windows
  - Windows will be transparent on 30% of ground floor façade areas facing open space or right-of-way and 20% of upper floor façade areas facing right-of-way.
- Embellishments and Mechanical Equipment
  - Architectural embellishments and mechanical equipment may extend 20 feet above the building height provided they are setback at a distance equal to their height or are integral parts of the building façade.

## Building Design Continued:

- Entries
  - Entries will be highlighted using building articulation and entry canopies.
- Façade Composition
  - Façade compositions will consist of architecturally compatible multi-tenant storefronts, defined and articulated building entrances, and accentuated and unique features for “feature buildings” located at the intersection of streets.
- Height
  - Hotel: Minimum of 4 Stories
  - Multifamily: Minimum of 3 Stories
  - Office: Minimum of 2 Stories
  - Restaurant/Retail: Minimum of 1 Story
  - Townhome: Minimum of 2 Stories

## Building Design Continued:

- Parking Structures
  - Parking structures will have horizontal and vertical articulation, clearly marked entries and exits for vehicles and pedestrians, and architectural finishes compatible to surrounding buildings if visible from the street.
- Projections
  - Projections into Fire, Access, Utility, and Drainage Easements (F.A.U.D.E.) are permitted if there are no encroachments into building setbacks, extensions over public right-of-way, and extensions over public utilities located within a fire lane or public utility easement.
- Roof Form
  - Roofs will be flat or low-pitched (2.5:12 or lower) with parapets.

# Development Guidelines

## Triggers:

- The full length of Mahard Parkway, as shown on the conceptual plan, will be constructed with the townhome section.
- A minimum of 62,550 square feet of commercial development will be constructed prior to the construction of the multifamily.
- Construction of the multifamily will not occur before Phase 4.

## Phasing:

This project will be constructed in five phases.

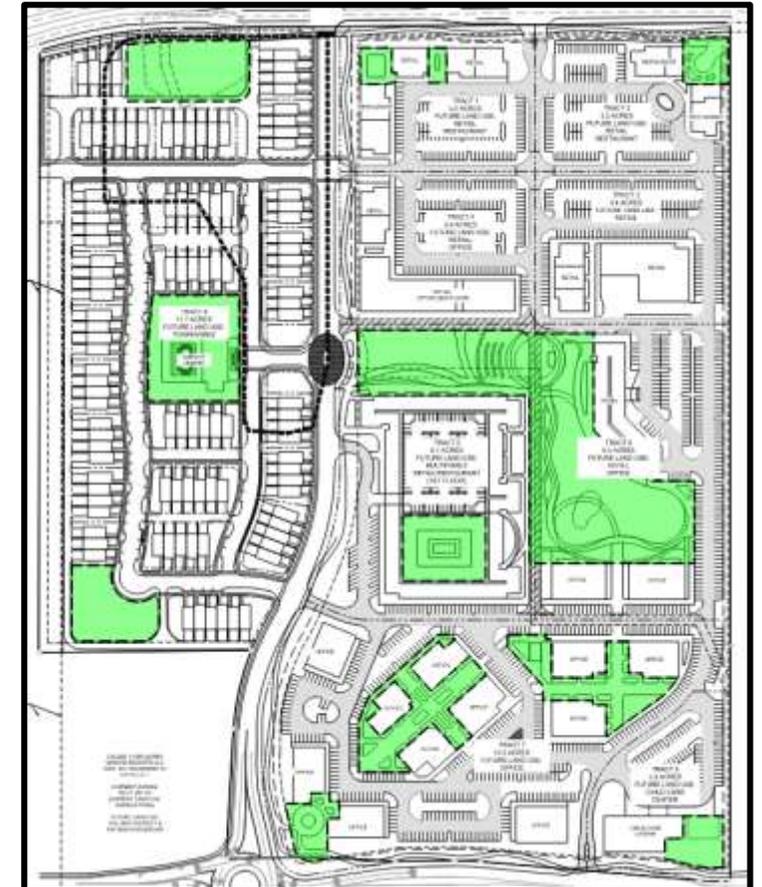
# Open Space & Landscaping

## Neighborhood Subdistrict:

- Open Space to be exclusively within Townhome Area (Min. of 20%)

## Retail Subdistrict:

- 40' Landscape Buffer along east side of Mahard Parkway
- Open Space for Multifamily (Min. of 30%)
  - Incorporated with Entire Subdistrict
- Open Space for Commercial Lots (Min. of 7% for Each Lot)
  - Incorporated with Entire Subdistrict



# Noticing

## Notices:

- Friday, September 26<sup>th</sup>

## Citizen Response:

- None

# Recommendation

## Town Staff:

- Approval

## Planning & Zoning Commission:

- Approval (5-0)



## 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: Dallas North Tollway District Development Standards**

**Town Council Meeting – February 24, 2026**

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

### **Agenda Item:**

Consider the adoption of the Dallas North Tollway District Development Standards, which cover Special Sub-Districts, Setbacks and Building Heights, Land Use Consideration, Business Establishments Pursuant to the Town's Vision, Site Design and Building Placement, Parking Design Standards, Adjacent Neighborhood Protection, Building Design, Landscaping Standards, Pedestrian Connectivity and Amenities, Parks and Open Spaces, Signage Requirements, Gateway Features, and Economic Development Incentives.

### **Description of Agenda Item:**

The Town has hired a consultant, Paris Rutherford, to help develop a set of enforceable standards for development along the Dallas North Tollway. These standards are being presented for consideration and recommendation to the Town Council.

### **Budget Impact:**

There is no budgetary impact affiliated with this item.

### **Legal Obligations and Review:**

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

### **Attached Documents:**

1. Dallas North Tollway District Development Standards

### **Town Staff Recommendation:**

Town Staff recommends the adoption of the Dallas North Tollway District Development Standards.

**Planning & Zoning Recommendation:**

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 6-0 at their meeting on February 17, 2026.

**Proposed Motion:**

I move to adopt/not adopt the Dallas North Tollway District Development Standards.



**Dallas North Tollway District**

**Development Standards**

*Fall 2025*

**DRAFT**

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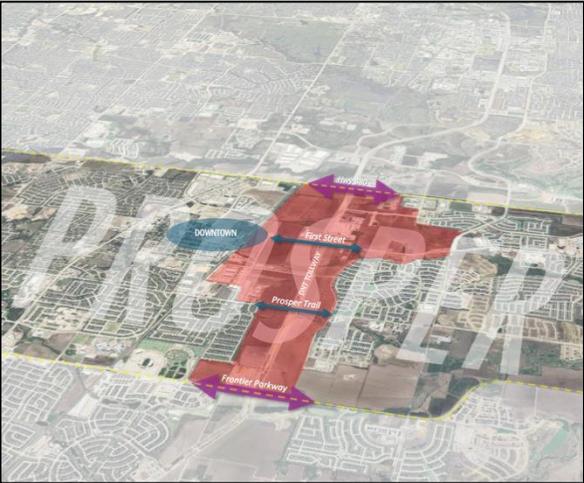
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**1. Executive Summary**

**1.1 Introduction and Purpose**

The Dallas North Tollway (the “DNT”) is a primary thoroughfare within the Town of Prosper (the “Town”) and one of the most heavily traveled roadways in North Texas. Visibility from and access to the DNT in Prosper will generate significant economic development activity over time that will build the core commercial tax base for the Town in this corridor (the “District”). This development will also form the long-term identity of the Town’s regional entry and is important to maintaining the community’s brand identity over time. As such, the Town’s Comprehensive Plan identified the District as being suitable for the Town’s most intense land uses, and the 2025 Tollway Visioning Plan (the “Vision”) underscored the District as being comprised of a series of regional and community entrances having commercial neighborhoods that will collectively define this experience for both visitors and residents alike.

Due to the importance of the District’s development build-out to achieving the desired Vision, Town officials have identified the need for Development Standards (the “Standards”) to provide specific direction on land use and design approaches that meet this Vision. The Standards contained in this document reflect this mandate and have been crafted to shape the envisioned development pattern for 7 individual sub-districts. These sub-districts have been arranged to collectively form the Town’s desired front door experiences and town center places while providing community amenities for residents and visitors envisioned to allow the District to uniquely stand out within the broader DNT context over time.



Prosper DNT District

*These Standards are intended to provide improvements and enhancements to the existing entitlement within the District that landowners and developers may wish to access through a rezoning effort that incorporates the concepts contained into their specific zoning.*

**1.2 Application of Standards**

The existing zoning in the District reflects a patchwork of varying and inconsistent development controls including (more customized) planned development districts and (more generalized) straight zoning districts. This collection of entitlement was approved over a period before the Town had evolved its desired community experience. The Standards contained in this document provide a specific resource to property owners, developers and Town policymakers to help reconcile these contradictions in such site development controls for land uses, densities, and site design principles. As such, landowners and developers may elect to rezone their property to incorporate these Standards to transition the existing entitlement to be in-line with policy Vision, thereby providing a more seamless development approval process. Simultaneously, Town officials will refer to these Standards when a landowner or developer requests the Town consider amendments to existing zoning to ensure the concepts contained herein are properly integrated into such a change.

### 1.3 District Description and Boundary

The Standards apply to land parcels located within the District as designated on Exhibit 1, also known as the Dallas North Tollway District. The District centers along the Dallas North Tollway and has two regional interchanges at Frontier Parkway and Highway 380, as well as two local intersections at First Street and This run comprises a double-loaded frontage zone through the town for approximately 3 miles on both sides of the Tollway and constitutes the primary commercial mixed-use center for the Town over time. Highlights within the District include the North Dallas Tollway improvements, the Town's central police, fire and service facilities, the Prestonwood Baptist Church campus, the Town's historic silo rail depot and downtown community, and the Parvin Branch watercourse feature running through the center of the land area.

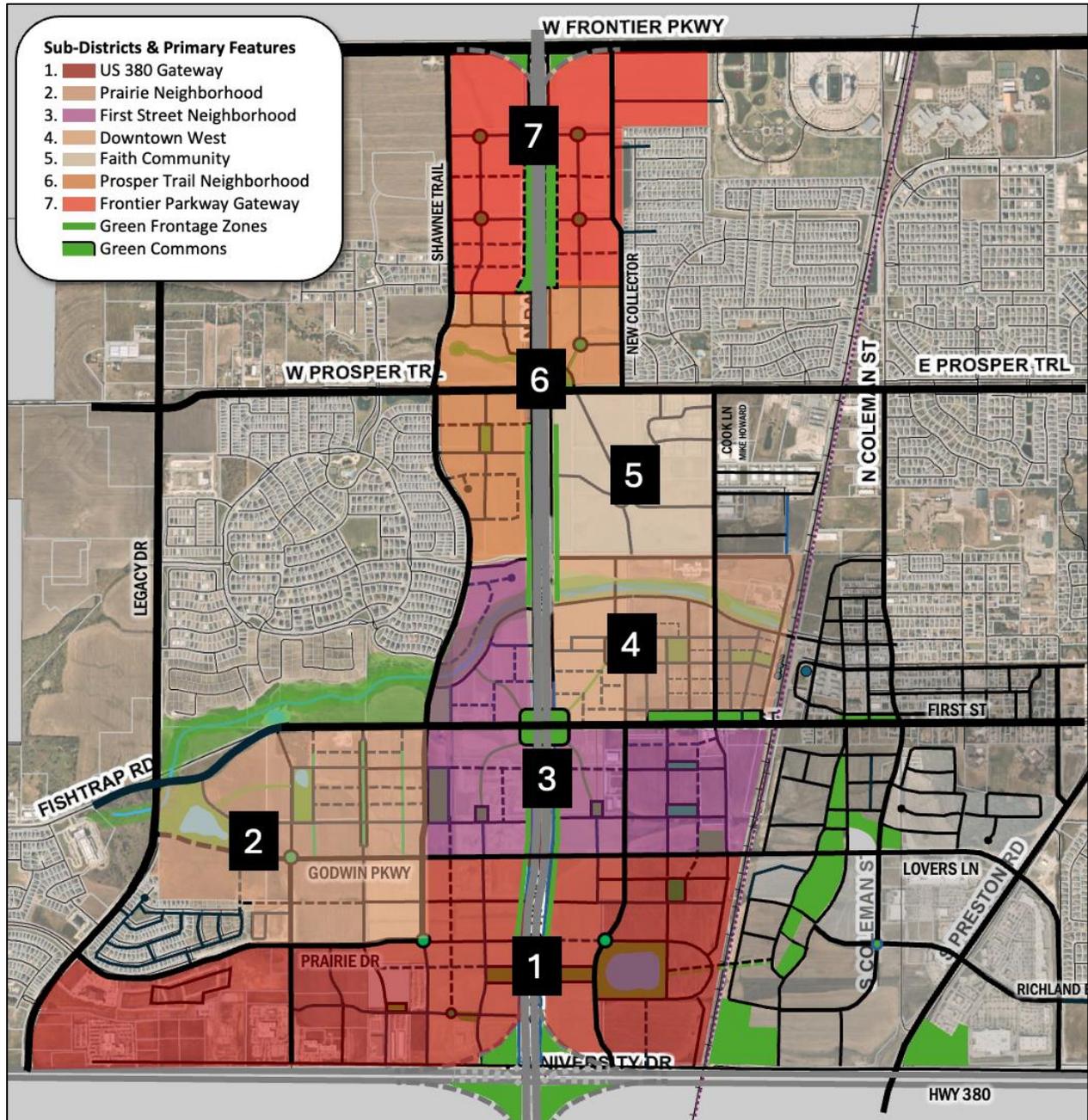


Exhibit 1: DNT District Plan

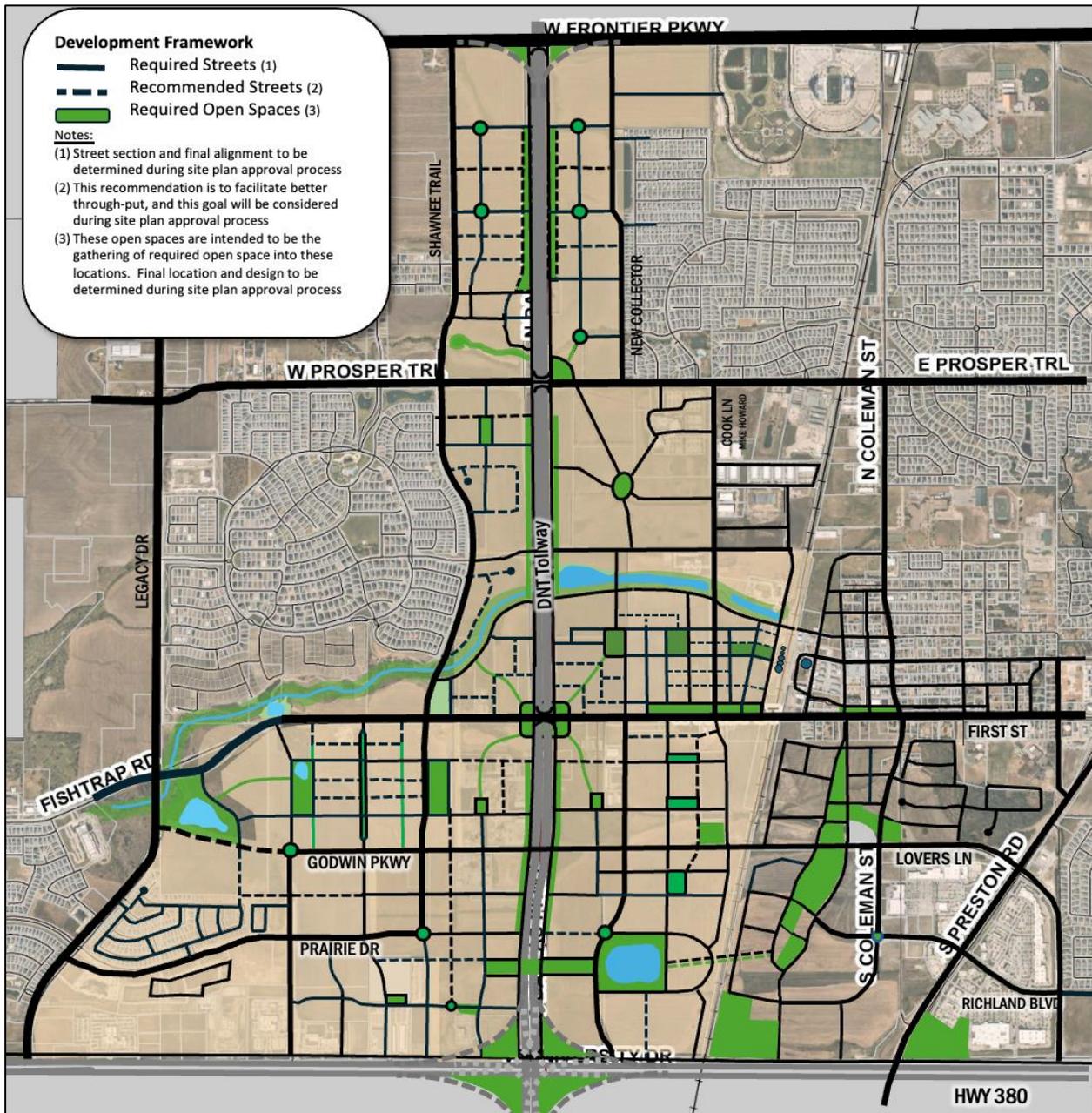


Exhibit 2: DNT District Development Framework Plan

The boundaries of the District are defined by the following. Existing built developments are grandfathered and/or excluded from these standards until such time that any redevelopment of their properties occurs.

- Northern boundary – Frontier Parkway
- Western boundary -- Running north to south, from Frontier Parkway to First Street, then west to Legacy Drive, and south to Highway 380
- Eastern boundary – Running north to south, from Frontier Park west to the planned north/south Collector, south to Prosper Trail, east to Cook Lane, south to Safety Way, east to the railroad, and south to Highway 380.
- Southern boundary – Highway 380

### 1.4 District Description and Boundary

Analysis of the base zoning has identified that the amount of commercial land use exceeds normal market absorption factors likely resulting in extreme implementation timeframes. Given this is challenging both for existing land owners and the Town, strategic alterations to the land use mix are proposed that enable property owners to have access to other uses that may allow them to advance with development implementation more quickly and in a manner that better supports the Town’s vision. This includes the addition of three mixed-use zones and new residential zones within the existing study area that may be utilized upon Town’s approval of specific site plan arrangements and rezoning. It should be noted that this land use arrangement shown in Exhibit 3 uses the existing planned development districts and straight zoning as the baseline condition from which these key interjections are envisioned.

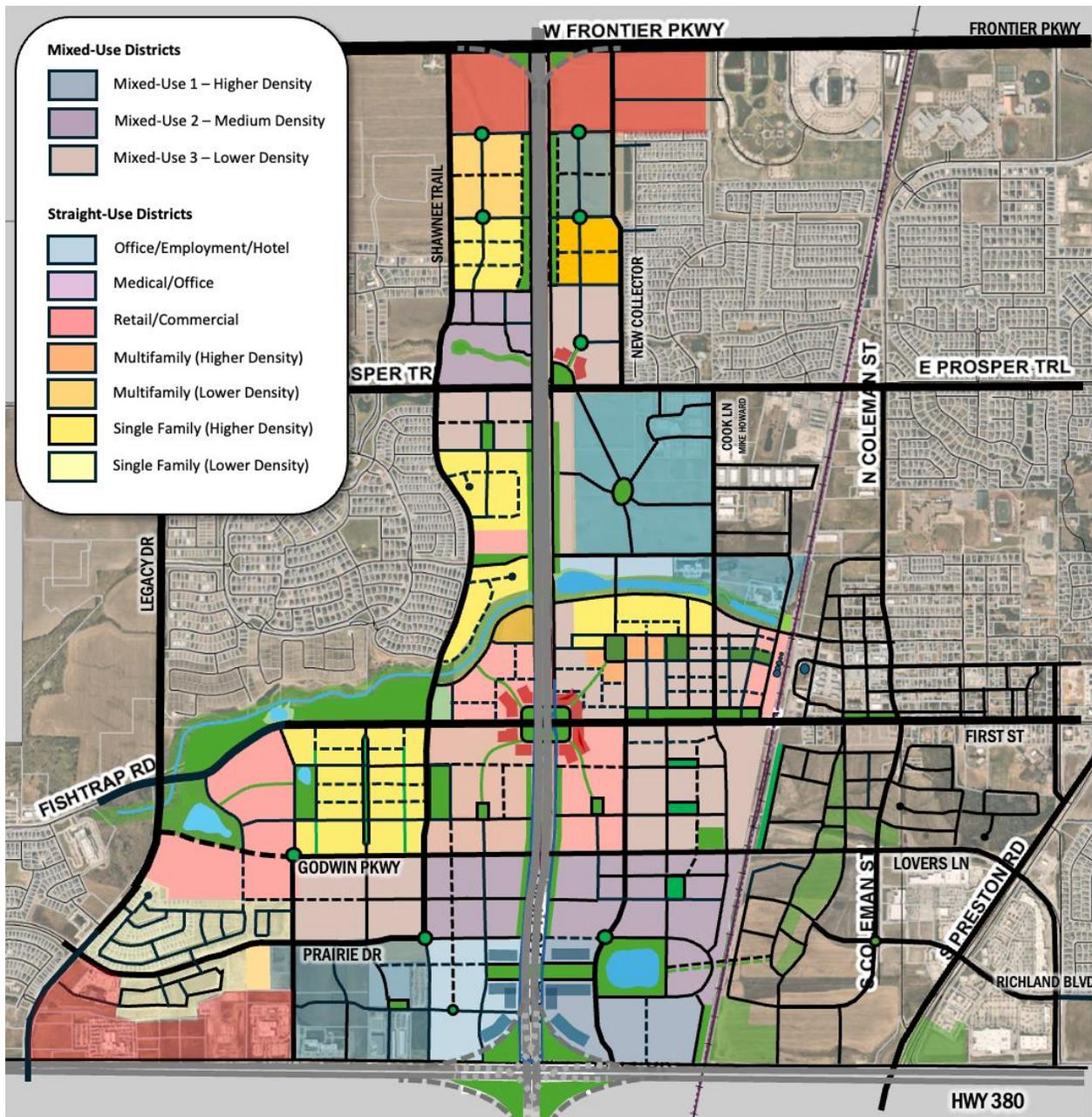


Exhibit 3: Land Use Plan

## 2. Special Sub-Districts

In order to bring the District into an understandable scale with unique areas of identity, the District has been divided into the seven special sub-districts shown on Exhibit 1. The intent for these subdistricts and their boundaries are defined herein.

### 2.1 U.S. 380 Gateway (Sub-District 1)



*Sub-District 1 Plan with Boundary in Red*

2.1.1 *Sub-District Boundary* -- On the east side of the Dallas North Tollway, the boundary extends from Highway 380 westward to the railroad, northward to Godwin Parkway, and westward to the Tollway. On the west side of the Tollway, the boundary extends from the northerly alignment of the extension of Godwin Parkway to Shawnee Trail, southward to Prairie Drive, westward to Legacy Drive, southward to Highway 380, and eastward to the Tollway.

2.1.2 *Development Intent* – In its totality, this sub-district is envisioned as a major destination district that forms a mixed-use regional “node” conveyed through an interconnected master development across ownerships. The development should bring a mix of higher-density uses that create a self-sustaining condition in which people can live, work, play, shop and convene without having to leave the subdistrict for conveniences. As such, the sub-district should develop to maintain a proportional relationship between the quantity of jobs, housing units, commercial and service uses to allow this mix of activity from the daytime through the nighttime to be able to occur. The Town may choose to ensure each development phase delivers a proper blend of mutually supportive uses simultaneously to maintain activity. The public realm, programming and implementation concepts to follow are central to achieving this intent should be considered in the execution of such development requests.

2.1.3 *Programming Features* –

- **Medical District** – Programming on the west side of the DNT should be on health science, research and related employment, along with uses positioned to support the employees and visitors of the subdistrict. Shade trees, pleasant landscaping at the ground plain and pedestrian trails should form an overall sense of greenery within this area while also conveying an urban sensibility through the placement of buildings and connecting sidewalks with urban streetscapes.



*Medical District*

*credit: HKS Architects*

- Innovation District – Programming focus at the northeast quadrant of the DNT/380 interchange should be on employers engaged in the so-called knowledge-based economy driven by technology, research, creativity and innovation anchored by the medical district users to the west. There should be an emphasis on the creation of engaging ground levels to all buildings that are programmed with eateries, amenities and strong pocket parks and streetscapes. To form connections to the adjacent community, small tenant buildings and other mixed-use facilities catering to these employees needs should be positioned to create activity and a sense of excitement.
- Nighttime Programming – The districts mentioned here should be programmed to come alive at night, as such nighttime activity is an important component of the mixed-use vision envisioned for this sub-district that includes restaurants, performance, entertainment, and hotel uses. Such programming provides things for employees to do after work, creates an identifiable destination that employers seek to attach themselves to attract the best workforce, and creates strong tax-base generation for the Town to benefit from.
- Urban Communities – Distinct urban communities are planned adjacent to the medical and innovation districts. These are the Westside and Eastside neighborhoods, which are intended to provide a residential and small-mixed use supportive base to the higher density commercial and institutional uses nearby. These communities are envisioned to contain higher-density housing (see section 4.3.2 for allowable housing types) as it provides a necessary component of activation to the contemplated urban districts both during the daytime and nighttime while also providing the employers with a convenient amenity to offer the workforce. In doing so, daily household trips are made more efficient thus reducing on-site vehicular congestion. Such housing also provides “eyes-on-the-street” which can help to induce a sense of interactive community vs. the sterile corporate environment most daytime commercial business parks present.



*Innovation District* credit: FSB Architects



*Mixed-Use Destination* credit: oneCITY



*Urban Community* credit: Cherry Creek Chamber



*Nighttime Program* credit: Reston Town Center



*Community Streetscape* credit: Addison Circle RTKL

#### 2.1.4 Public Realm Design Features –

- **Green Gateway** – To avoid the DNT/380 interchange understory from being an inactivated visual void, an urban forest should be developed within a large setback having trees, ground plain planting and trail system between the buildings and highways. As shown on Exhibit 2, this will also serve to provide the setback needed to create pleasant views of these prominent buildings in a manner which is differentiated from the DNT/121 interchange.
- **Green Window** – A prominent open space readily visible from the DNT that simultaneously serves as an entry gateway from the service road and a development armature around which buildings are sited parallel to each other on the north and south sides of the space. This feature is on both sides of the DNT, and the Town should work with NTTA to extend its design under the highway structure to provide pedestrian and vehicular connections to avoid the DNT being a bisecting feature. As shown on Exhibit 2, the length of the green window should be proportionate with the buildings it serves to create the noticeable space from the DNT.
- **Central Lake** – The east side of the DNT has significant storm drainage needs, thus requiring regional detention in several locations. Such a facility is needed east of the Green Window feature and is intended to be connected for pedestrian engagement. This detention should take the form of an open surface water feature surrounded by trees, ground plain planting and pedestrian trails all to form a recognizable center of this development area.
- **Green Frontage Screen** – A primary goal of the District Plan is a recognizable hierarchy of sub-districts. The development between sub-district centers along the DNT frontage should be deemphasized. Exhibit 2 locates green screen frontages on either side adjacent to the urban community zones on either side of the DNT. These screens should consist of three offsetting rows of 6" caliper evergreen trees (at installation) on 36' centers in the north/south direction and placed as tightly as possible in the east/west direction. These features should have



Green Gateway

credit: Denys Nevozhai



Green Window

credit: US News World Report



Central Lake

credit: Zillow



Green Frontage Screen credit: Woodlands Oper. Co

a pleasant landscape ground plain with pedestrian trail connections for connectivity. Head-in parking can occur within the first tree row if placed on a permeable surface leaving a 10' clear zone for the adjacent trees to sit within.

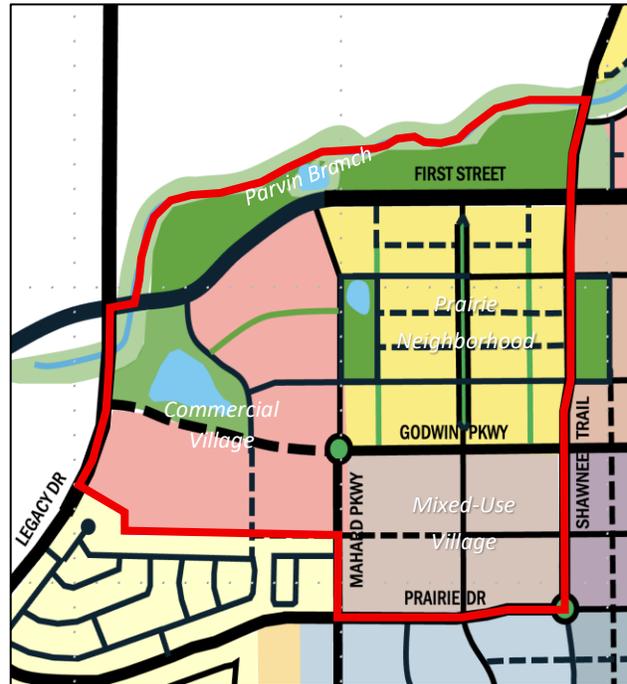
#### 2.1.5 Implementation Concepts

- Regional Draw and Economic Incentives -- This sub-district should be the primary location within the District where employment and other commercial uses that bring a regional draw and brand recognition are to be encouraged. To further this goal, economic development incentives may be considered to induce the interest of such uses/tenants and advance the necessary infrastructure and development framework necessary to accommodate them.
- Modification to Existing Zoning – The existing planned development districts should be amended to include these concepts and provide specific development plans that connect to the adjacent land ownerships while providing a street, open space and pedestrian framework with orchestrated land use plan that induces walkability and positive experiences. In doing so, the placement of shared parking garages and facilities for share-ride transportation should be carefully positioned as “anchors” for pedestrian traffic that are also screened from public view by buildings that screen them.
- Allocation of Multifamily -- The existing planned development plan west of the DNT (PD-41) has begun development with a pattern that did not implement multifamily in areas. As such, there should be a reconciliation of this PD to determine the number of unused multifamily units that may be considered for reallocation elsewhere in the District following the land use plan shown on Exhibit 3. If additional such high-density multifamily is allowed to be reallocated elsewhere within the District, it should be noted that sub-district 1 is well-positioned to accommodate such increase in residential development so long as it is urban in nature, utilizes quality materials, is well-connected to the commercial uses it serves, is amenitized through well-designed open spaces, and is placed on high-quality open spaces and streetscapes with mature landscaping and street trees at the outset. Retail and entertainment uses are also encouraged but positioned as supportive uses vs. primary uses. Should lower density uses be used to create a more “exclusive” brand experience, which may be preferable within the competitive position of this sub-district, the overall goals of use and connectivity stated here should be incorporated nonetheless, with a greater emphasis on landscaping being utilized in the site design.
- Development Framework -- The street framework, pocket parks, medians and pedestrian green pathways shown on Exhibit 2 are intended to amenitize the community experience while providing interconnectivity between its parts. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict’s inner workings. This intent should be considered in the Town’s comparison of rezoning applications on whether such connections are being proposed.
- Open Space Allocation -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability. In the event where additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.
- Final Layout -- The street and open space system layout shown on Exhibit 2 are intended to show intent vs. specific placement and are to be finalized during the site plan approval process.

**2.2 Prairie Neighborhood (Sub-District 2)**

2.2.1 *Sub-District Boundary* -- The boundary extends westerly from Shawnee Trail to Legacy Drive between First Street and Prairie Drive.

2.2.2 *Development Intent* – In its totality, this sub-district is envisioned as a local village-scaled mixed-use neighborhood that supports the adjacent higher density 380 Gateway sub-district (i.e., it does not conflict in use, density and experience with this area). This is to avoid an overbuilding of real estate programming that is better positioned for highway visibility while still having an urban density of use that helps support the envisioned commercial uses around it. This is specifically accomplished through a transition in density and use from the west and north to the south and east as shown on Exhibit 3.



Sub-District 2 Plan with Boundary in Red

2.2.3 *Programming Features* --

- **Prairie Neighborhood** -- The area defined by Mahard Parkway, First Street, Shawnee Trail and Godwin Parkway is envisioned to contain higher density single-family uses (see section 4.4.2 for allowable housing types) within an amenitized and walkable community layout based on a well landscaped street grid with pedestrian connections throughout. The development blocks would be served by carefully designed alleys so as to avoid garage forward housing designs and maximize street-facing landscaping, with these spaces being access controlled and landscaped to form a secondary private space feature for the community.
- **Mixed-Use Village** -- The area defined by Mahard Parkway, Godwin Parkway, Shawnee Trail and Prairie Drive is envisioned to contain a lower density mixed-use zone similar to that allowed in the Downtown West sub-district, which includes higher density single-family uses (see section 4.3.3 for mixed-use allocation), small office, commercial retail and service uses within an urban “village-like” setting based on an interconnected and walkable street and open space system, with emphasis placed on the creative and diverse use of architecture and landscape design. This area is



Pocket Community



credit: Switchgrass Capital



Mixed-Use Village

credit: Crescent Communities

intended to provide a transition in scale from the Prairie Neighborhood to the adjacent Subdistrict 1.

- Commercial Village -- The existing zoning for the land around the eastern side of the intersection of First Street/Legacy Drive should be maintained to accommodate neighborhood scaled retail and small commercial uses, emphasizing open spaces and connections to the neighborhood street and open space system to shown on Exhibit 2.



Commercial Village credit: XAG Group Fulshear Lakes

2.2.4 Public Realm Design Features –

- Parvin Branch -- The Parvin Branch drainage feature north of First Street shown on Exhibit 2 is envisioned to be a continuous green open space that provides the adjacent neighborhood with active programming and respite. This would include a lighted walkway with adjacent seating areas, picnic lawns, and tree groupings that provide shade. It would also be positioned to contain any retention facilities needed for the development of this area.
- The Pond – In the heart of the commercial village is an existing drainage and retention basin that should be enhanced and preserved to form the center of the village experience. It should provide opportunities for outdoor dining overlooking the water and trees, a pedestrian trail around the feature that connects to the rest of the community streetscapes, and well-designed edges that are engaging at the pedestrian level. The water feature may be made smaller based on proper engineering principles and landscape design, but should be maintained for experience near the pedestrian elevation and engage with the adjacent development.
- Prairie Park – As gathering feature for the Prairie Park Neighborhood is its neighborhood park located on the west side of the property. It is designed to provide transition between the neighborhood and the adjacent commercial village and should be programmed for both passive and active pursuits. It should preserve the existing stand of trees as much as possible, and promote water features that work with the existing drainage channel.
- Pedestrian Trails – Exhibit 2 shows a series of anticipated pedestrian trails in green intended to provided interconnectivity in and between this sub-district’s neighborhoods and adjacent areas.



Parvin Branch credit: Stantec



Central Pond credit: OPN Architects



Prairie Park credit: Ayres Engineers



Landscaped Walking Trail credit: Compass

These are to be platted private pedestrian pathways with public access that contain landscaping and paved walking surfaces and carefully planned within the final site plan for walkability and convenience.

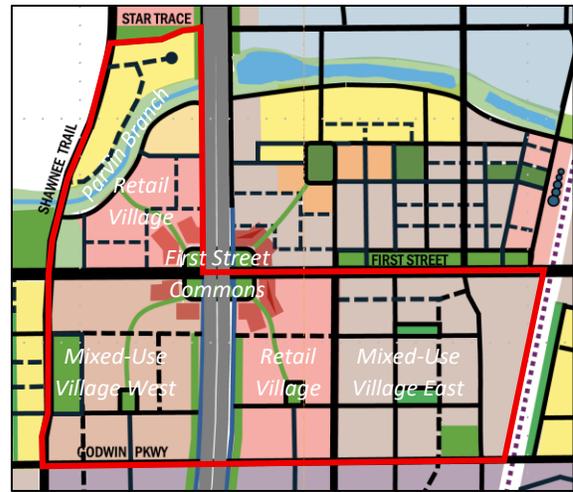
#### 2.2.5 *Implementation Concepts* –

- **Economic Incentives** – By in large, the existing zoning does not induce the blend of uses and connective development framework with its neighbors intended for this subdistrict as shown on Exhibit 3. Thus, to further the attainment of these planning concepts into built reality, economic development incentives may be considered by the Town to initial key developments that help the developer achieve these goals and provide a change in the marketplace. In doing so, it is expected such developments would provide a higher level of open space design and the connectivity shown on Exhibit 2.
- **Development Framework** -- The street framework, pocket parks, medians and pedestrian green pathways shown on Exhibit 2 are intended to amenitize the community experience while providing interconnectivity between its parts. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict's inner workings. This intent should be considered in the Town's comparison of rezoning applications on whether such connections are being proposed.
- **Open Space Allocation** -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability. In the event where additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.
- **Final Layout** -- The street and open space system layout shown on Exhibit 2 are intended to show intent vs. specific placement and are to be finalized during the site plan approval process.

**2.3 First Street Neighborhood (Sub-District 3)**

2.3.1 *Sub-District Boundary* -- On the east side of the Dallas North Tollway, the boundary extends from First Street to Godwin Parkway along the railroad, along Shawnee Trail to the west to Star Trace, and southward along the DNT service road to First Street.

2.3.2 *Development Intent* – The First Street / DNT intersection is the primary decision point entry into the Town from the Tollway. This location should be prioritized to create a retail shopping entertainment and restaurant node within a larger multi-use setting. This “Town Center” is also intended to form a clear gateway experience at the four corners through the First Street Commons design features. This commercial district is intended to connect directly into the adjacent neighborhoods and have a specific plan and architectural approach that accomplishes such transition.



Sub-District 3 Plan with Boundary in Red

2.3.3 *Programming Features* --

- Retail Villages -- Retail and restaurants should emanate from the intersection of First Street and the DNT. The development would be organized to present green “commons” spaces designed to accommodate pedestrian activity and to present a unique and interesting design at this important community entry point to the Town.
  - Prime Location Positioning -- As the SE and NW quadrants of this intersection are on the “going home” side of the street (based on prevailing traffic patterns), they are well positioned for community-based retail and should emphasize such uses including restaurants within an overall plan that highlights strong landscaping and pedestrian “placemaking” to avoid these developments from being experienced as conventional retail strip center designs (*i.e. typical retail buildings and pad sites surrounded by parking lots and typical landscaping*).
  - Secondary Location Positioning -- As the SW quadrant is not on the “going home” side, there should be an emphasis on non-traditional destination retail and entertainment uses. Should such uses not be possible, this quadrant could also achieve success through a lower density mixed-use zone which includes small retail, restaurant



Retail Villages credit: Zelman, Yorba Linda



Pedestrian Focus credit: City of Winter Park, FL

and entertainment uses with higher density single-family uses (see section 4.4.2 for allowable housing types), small office, and services uses in an urban “village-like” setting based on an interconnected and walkable street and open space system.

- Pedestrian Focus -- In each quadrant, special care should be taken to provide for positive pedestrian-only pathways shaded by trees, architectural elements and an urban design that places buildings in key areas with strong views that also emphasize the edges of the Green Commons spaces.



Mixed-Use Village credit: Nuveen, Birkdale

- Mixed-Use Villages (west and east) – The areas adjacent to the retail corners are intended to provide supporting small office, commercial retail and service uses within an urban “village-like” setting based on an interconnected and walkable street and open space system, with emphasis placed on the creative and diverse use of architecture and landscape design. Other employment or residential uses may be considered on a case-by-case basis, but all should follow the planning intent shown in Exhibit 2. See section 4.3.3 for mixed-use allocations.

2.3.4 Public Realm Design Features –

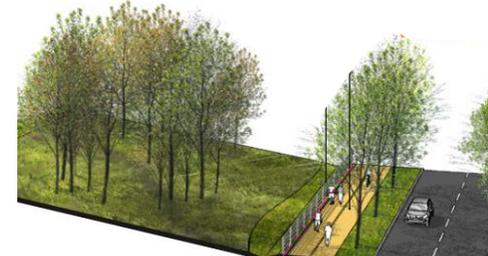
- First Street Commons – The parklet spaces shown on Exhibit 2 occur at the “hard corner” intersections of First Street and DNT. These are sized to accommodate restaurant buildings between the green and the first possible curb cut from the DNT service road, resulting in approximately 100’-150’ square and symmetrical green spaces. The spaces should be designed for pedestrian activity, with the adjacent pad site and common retail buildings having direct entry and patios to activate these spaces. Final site planning should emphasize different design approaches on each corner, and special care should be taken to make for a pleasant pedestrian crossing under the DNT overpass in each direction through lighting and landscape design.
- Pedestrian Paths – Dedicated pedestrian pathways that connect each quadrant back into the larger street and open space system. This is intended to create overall community connectivity. These should be tree-lined walkways that provide seating areas and shade. Such pathways may take the form of urban sidewalks if combined with roadways.
- Green Frontage Screen – To achieve the focus of development nodes described previously, Exhibit 2 shows a green frontage zone on both sides of the DNT between this sub-district and the adjacent sub-districts to the north and south. This



Commons Spaces credits: Dunwoody, Smokey Rose



Pedestrian Paths credits: landscapeforms



Green Frontage Screen credits: New Albany, NY

Green Frontage Screen is comprised of a three rows of 6" caliper evergreen trees (at installation) with bermed ground planting and pedestrian pathways. The first row would run parallel to the DNT service road, with the second two rows being informally grouped and placed within the bermed ground plain to form a naturalistic setting.

- Pocket Parks -- Exhibit 2 also shows small pocket parks intermingled into the development framework to provide areas of focus behind the retail frontage area and a device to assist transition from these areas to the mixed-use villages behind. These should be designed for passive pedestrian use, to be lined with street trees, to provide for shaded seating, and to create visual interest in totality.
- Parvin Branch – An additional section of Parvin Branch is to be improved in this area as described in section 2.2.4.



*Pocket Park*

*credits: Savannah, GA*

### 2.3.5 Implementation Concepts

- Economic Incentives – By in large, the existing zoning does not induce the blend of uses and connective development framework with its neighbors intended for this subdistrict as shown on Exhibit 3. Thus, to further the attainment of these planning concepts into built reality, economic development incentives may be considered by the Town to initial key developments that help the developer achieve these goals and provide a change in the marketplace. In doing so, it is expected such developments would provide a higher level of open space design and the connectivity shown on Exhibits 2 and 4.
- Development Framework -- The street framework, pocket parks, medians and pedestrian green pathways shown on Exhibit 2 are intended to amenitize the community experience while providing interconnectivity between its parts. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict's inner workings. This intent should be considered in the Town's comparison of rezoning applications on whether such connections are being proposed.
- Open Space Allocation -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability. In the event where additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.
- Final Layout -- The street and open space system layout shown on Exhibit 2 are intended to show intent vs. specific placement and are to be finalized during the site plan approval process.

**2.4 Downtown West (Sub-District 4)**

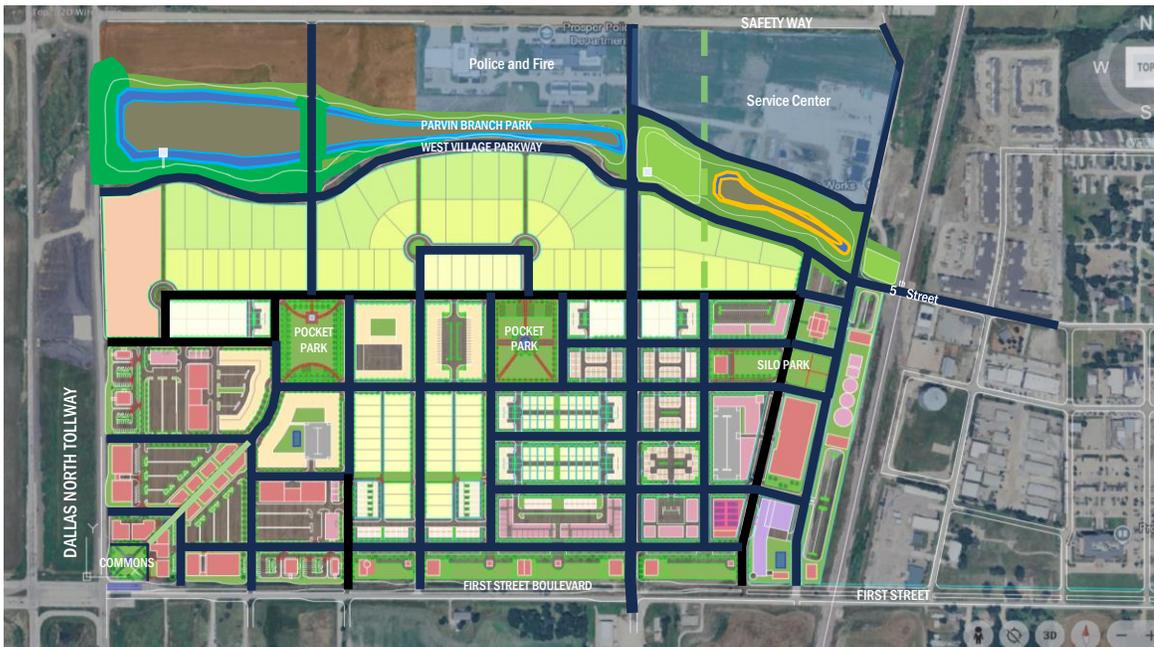
2.4.1 *Sub-District Boundary* -- The boundary extends from the railroad to Safety Way in the north, to the Tollway to the west, and First Street to the south.



*Sub-District 4 Plan with Boundary in Red*

2.4.2 *Development Intent* – The Town’s historic downtown area is not large enough contain the critical mass of commercial and residential uses needed to generate the sense of destination and “eater-tainment” that is emblematic of other successful historic downtown

districts. Downtown being far removed from the DNT and west of the railroad further compounds this challenge and risks the area being outpositioned by newer developments along the DNT. As a result, the Vision for this area is to extend Downtown westward to have a presence on the DNT. This extension is to use a similar street grid, block and building form in which a lower density mixed-use zone is developed on urban streetscapes, and is centered on key pocket parks, the redevelopment of the Silos into an active entertainment zone, a new frontage zone for First Street, and new housing types that meet market demand all working together to form a memorable and functional destination.



*Exhibit 4 Downtown West Small Area Plan*

The small area plan detailed on Exhibit 4 shows the street layout, open space and pedestrian network, new streetscapes, commercial/retail/entertainment building locations, residential building types and arrangements, mixed-use locations, and the overall specific development intent. This plan should be used as the basis for rezoning and public improvements with the intent to achieve as much of the plan as possible through final site plan approval.

2.4.3 Programming Features –

- Mixed-Use, Mixed-Density Village – As identified on Exhibits 3 and 4, this sub-district is intended to contain a range of commercial, entertainment, small office, for-sale and for-lease residential developments situated on a street grid and open space system that compliments the existing historic downtown. It provides the opportunity to deliver “missing middle” residential housing types shown in section 4.4.2 that are well positioned with the other land uses to create an active and visually diverse new community accentuated by retail, restaurants, entertainment and mixed-use buildings on key frontages.
- The Silos – These historic structures are intended to be the center of a mixed-use entertainment restaurant zone as shown on Exhibit 4. This development is intended to be implemented in a manner that celebrates the silos as historic remnants of the community’s agrarian past, but brought into today’s economy through the use of retail, entertainment and small commercial uses in and around them, and with convenient parking facilities that are screened from primary views. It provides for a new hotel site that terminates the east end of the First Street Boulevard and is centered around a key active outdoor park space adjacent to the Silos.
- Retail Village – Similar to what is envisioned at the SW quadrant of the First Street Neighborhood sub-district, a mixed-use town center is shown on Exhibits 3 and 4 to also be centered around a Green Commons.
- First Street Frontage -- A mixed-use development frontage is depicted on Exhibit 3 and 4 to form an urban boulevard effect along First Street.
- West Village Parkway – This curving linear parkway runs along Parvin Branch Park as described in 2.4.4 to create a strong address for new residential frontage (a variety of residential types should be considered) on its south side and flex-office to go with the existing and planned public facilities south of Safety Way. Each development should face this parkway to provide focus and experience.



Mixed-Density Village credits: Turley, Harbortown



Silos Redevelopment credits: Cushing Terrell, Buda



Retail Village credits: Caruso, Waterside



First Street Frontage credits: Winter Park, FL



West Village Parkway credits: Cole West

2.4.4 Public Realm Design Features –

- First Street Boulevard -- The area between First and Second streets are converted into a linear parkway that accommodates commercial pad sites and public spaces in a manner shown on Exhibit 4 with parking arranged on 2<sup>nd</sup> street.
- Parvin Branch – As part of the specific small area plan shown on Exhibit 4, the Parvin Branch waterway south of Safety Way is envisioned to be a continuous green open space with a central retention pond features. This parkway is intended to provide the adjacent neighborhood a beautiful green experience while aligning the development of the public and office uses along Safety Way. The design should include a lighted walkway with adjacent seating areas, picnic lawns, and tree groupings that provide shade. The retention ponds are to be designed to accommodate the local area’s storm water management needs while also being stocked for fishing.
- Pocket Parks -- Exhibit 4 also shows small pocket parks intermingled into the development framework to provide areas of neighborhood focus and a device to assist transition between densities and neighborhoods. These should be designed for passive pedestrian use, to be lined with street trees, to provide for shaded seating, and to create visual interest in totality.
- First Street Commons – Downtown West includes a green commons within its retail village area as described in section 2.3.4.
- Silo Park – Central to the Silo District redevelopment area, this pocket park should be designed for active pedestrian use with both hardscape and softscape features, interactive fountain, shade trees, seating areas. It should be designed so the adjacent streets may be shut down during events.



First Street Boulevard credits: Winter Park, FL



Parvin Branch credits: Ginnie Leeming, Lakeside HP



Pocket Park credits: Savannah, GA



Silos Park credits: Magnolia Silos



First Street Commons credit: Zelman, Yorba Linda

2.4.5 Implementation Concepts --

- Economic Incentives – The existing zoning does not induce the blend of uses and connective development framework with its neighbors intended for this subdistrict as shown on Exhibit 3. Thus, to further the attainment of these planning concepts into built reality, economic

development incentives may be considered by the Town to initial key developments that help the developer achieve these goals and provide a change in the marketplace. In doing so, it is expected such developments would provide a higher level of open space design and the connectivity shown on Exhibits 2 and 4.

- Development Framework -- The street framework, pocket parks, medians and pedestrian green pathways shown on Exhibits 2 and 4 are intended to amenitize the community experience while providing interconnectivity between its parts. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict's inner workings. This intent should be considered in the Town's comparison of rezoning applications on whether such connections are being proposed.
- Open Space Allocation -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability. In the event where additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.
- Final Layout -- The street and open space system layout shown on Exhibits 2 and 4 are intended to show intent vs. specific placement and are to be finalized during the site plan approval process.

**2.5 Faith Community (Sub-District 5)**

2.5.1 *Sub-District Boundary* -- The boundary extends the Tollway along Prosper Trail to Mike Howard Street, southward to Safety Lane, and westward back to the Tollway.



*Sub-District 5 Plan with Boundary in Red*

2.5.2 *Development Intent* – A multi-use development zone that is envisioned to evolve around the existing religious and employment uses shown on Exhibit 3. It is intended for this area to have critical mass of institutional and community uses activated by small-scale employment uses and a gathering point along the commercial frontage. Given the shallow depth of the commercial zoning, special care should be taken to emphasize a visual sense of “green campus” whereby development in this zone appears part of the larger religious campus behind.

2.5.3 *Programming Features* –

- Commercial Zone – The layout of commercial uses along the narrow strip of land fronting the DNT should emphasize landscaping and open area between buildings to provide a respite and destination for religious patrons and the community at large. This provides a coming together venue for all while deemphasizing a conventional suburban commercial strip. Other uses such as senior housing may also be explored.



*Commercial Frontage Credit: Orchard in Phoenix*

2.5.4 *Public Realm Design Features* --

- Modified Green Frontage Screen – To achieve the focus of distinct development nodes at First Street and at Prosper Trail that are not visually diluted between each intersection, a green frontage zone adjacent to the DNT is shown on Exhibit 2. This Green Frontage Screen zone is comprised of a triple aligned row of 6” caliper evergreen trees (at installation) on thirty-six (36) foot centers, and well-designed ground planting. Head-in parking spaces may occur within the first two trees facing the development area. The third row would occur between retail buildings. Should this area develop with senior housing, the green frontage screen described in section 2.3.4 would apply.
- The Ellipse – A central vehicular feature around the existing drainage area is envisioned to work with the existing site natural features. It should use heavy landscaping and provide connection to a larger pedestrian trail system.



*Modified Frontage Screen Credit: Shops at Legacy*



*Landscaped Ellipse credit: DDOT*

### 2.5.5 Implementation Concepts –

- Open Space Allocation -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability . In the event where additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.
- Alternative Development Framework -- As the area develops, all parties may consider the alternative development framework in this sub-district as depicted on Exhibit 2 to place a greater emphasis on the natural features of the land. This street and open space framework follows the existing conditions of the site area and emphasizes the central water feature on campus. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict's inner workings to provide a greener campus experience through asymmetrical blocks and related open space. This intent should be considered in the Town's comparison of rezoning applications on whether such connections are being proposed.

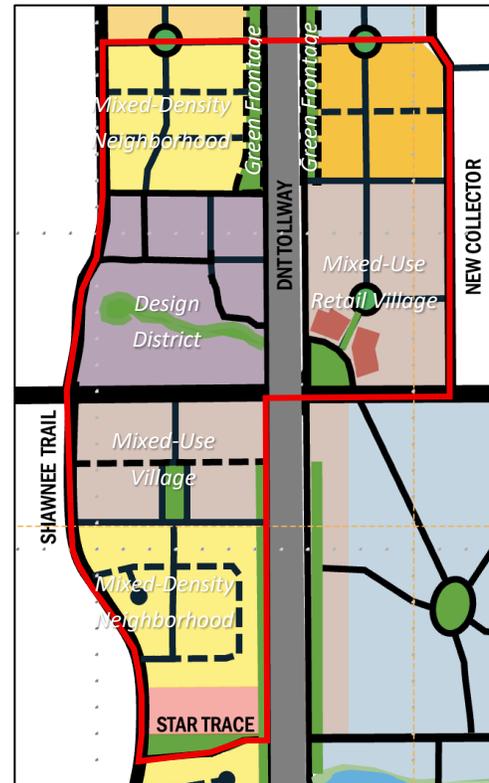
## 2.6 Prosper Trail Neighborhood (Sub-District 6)

2.6.1 *Sub-District Boundary* -- On the east side of the Dallas North Tollway, the boundary comprises Planned Development 35—Commercial Tract. On the west side of the Tollway the boundary extends from the northerly property line of Planned Development 128 to Star Trace Parkway between Shawnee Trail and the Tollway.

2.6.2 *Development Intent* – Similar to the First Street Neighborhood sub-district, the Prosper Trail Neighborhood sub-district is envisioned to prioritize the placement of retail along the DNT within the District to dilution and poorly positioned commercial uses. In doing so, there is an emphasis on creating mixed-use villages at the Prairie Trail / DNT intersection with attention paid to the nature of each quadrant's location.

2.6.3 *Programming Features* –

- The NW quadrant of this intersection would follow existing zoning given its prime positioning for retail and related medium density mixed use development
- Secondary Location Positioning -- As the SW and NE quadrants are not on the “going home” side, there should be an emphasis on non-traditional destination retail and entertainment uses. Should such uses not be possible, this quadrant could also achieve success through a lower density mixed-use zone which includes small retail, restaurant and entertainment uses with higher density single-family uses (see section 4.4.2 for allowable housing types), small office, and services uses in an urban “village-like” setting based on an interconnected and walkable street and open space system.
- Star Trace Entry Zone – The midpoint land between Star Trace Parkway and Prosper Trail is presently zoned for retail and commercial uses. However, this is a secondary location that could lead to such uses being secondary and less successful over time. Therefore, this land is shown on Exhibit 3 as having the potential to include higher density single-family uses (see section 4.4.2 for allowable housing types) positioned behind the Green Frontage Screen identified in section 2.6.3.
- Pedestrian Focus -- In each quadrant, special care should be taken to provide for positive pedestrian-only pathways shaded by trees, architectural elements and an urban design that places buildings in key areas with strong views that also emphasize the edges of the Green Commons spaces.



Sub-District 6 Plan with Boundary in Red

- **Mixed-Density Neighborhood** -- The area at the northwestern and southwestern portion of the subdistrict is envisioned to contain higher density single-family uses (see section 4.4.2 for allowable housing types) within an amenitized and walkable community layout. The design should be based on a well landscaped street grid with pedestrian connections throughout. The higher density single family portion of this programming would be served by carefully designed alleys to avoid garage forward housing designs and maximize street-facing landscaping. Such alleys would be designed with access control and landscaped to form a secondary private space feature for the community.



Mixed-Density credit: Switchgrass Capital, Portland OR

- **Mixed-Use Village** – The NE and SE quadrants of the DNT / Prosper Trail intersection are envisioned to contain a lower density mixed-use zone similar to that described in section 2.2.3, which includes higher density single-family uses (see section 4.3.3 for mixed-use allocation), small office, commercial retail and service uses within an urban “village-like” setting based on an interconnected and walkable street and open space system, with emphasis placed on the creative and diverse use of architecture and landscape design.



Mixed-Use Village credit: Woolpert, Dodson Place

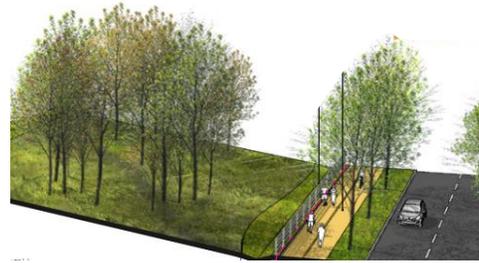
- **Mixed-Use Retail Village** – The NW quadrant of the DNT / Prosper Trail intersection is envisioned to contain a lower density mixed-use zone with greater emphasis on retail and restaurants at the hard corner. Rather than a shopping center format dominated by parking lots, it is envisioned to be a shopping “hamlet” defined by its green corner common, pedestrian and vehicular street grid, and small pocket parks that accommodate family events and children. It is also envisioned to have small business and hospitality programming due to its proximity to the DNT, adjacent religious anchors, and overall community.



Mixed-Use Retail Village credit: Caruso, Palisades

2.6.4 Public Realm Design Features --

- Green Frontage Screen – To achieve the focus of development nodes described previously, Exhibit 2 shows a green frontage zone along the DNT between this sub-district and the First Street Neighborhood sub-district to the south. This frontage screen should follow the same description as detailed in section 2.3.4.
- Green Common – The parklet space shown on Exhibit 2 occur at the NE quadrant of Prosper Trail and DNT at the “hard corner”. It should be sized to accommodate restaurant buildings between the green and the first possible curb cut from the DNT service road. It should be designed for pedestrian activity, with the adjacent pad site and common retail buildings having direct entry and patios to activate these spaces. Final site planning should emphasize different design approaches on each corner, and special care should be taken to make for a pleasant pedestrian crossing under the DNT overpass in each direction through lighting and landscape design.
- Pedestrian Green Connector – Dedicated pedestrian pathway that connects the mixed-use common back into the larger street and open space system of the village for overall community connectivity. These should be tree-lined walkways that provide seating areas and shade. Such pathways may take the form of urban sidewalks if combined with roadways.
- Pocket Parks and Roundabouts -- Exhibit 2 shows small pocket parks intermingled into the development framework as rectangular spaces with streets around them and roundabouts with central greens. These spaces are intended to provide areas of focus behind the mixed-use and retail frontage areas as devices that assist transition from these areas to communities behind. They should be designed for passive pedestrian use, be lined with street trees, provide for shaded seating create visual interest in totality. Special artwork should be considered given the visual prominence of their locations within the community plan.



Green Frontage Screen credits: New Albany, NY



Green Common credit: Zelman, Yorba Linda



Green Connector credit: Caruso, Palisades



Pocket Park credit: Touchstone, Park Circle



Roundabout credit: OHM, New Albany

### 2.6.5 Implementation Concepts –

- Economic Incentives – PD 128 reflects the blend of uses and connective development envisioned for this subdistrict. The remainder of the zoning in this area does not conform by in large with these goals as shown on Exhibit 3. Thus, to further the attainment of these planning concepts into built reality, economic development incentives may be considered by the Town to initial key developments that help the developer achieve these goals and provide a change in the marketplace. In doing so, it is expected such developments would provide a higher level of open space design and the connectivity shown on Exhibits 2 and 3.
- Development Framework -- The street framework, pocket parks, medians and pedestrian green pathways shown on Exhibit 2 are intended to amenitize the community experience while providing interconnectivity between its parts. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict's inner workings. This intent should be considered in the Town's comparison of rezoning applications on whether such connections are being proposed.
- Open Space Allocation -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability. In the event where additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.
- Final Layout -- The street and open space system layout shown on Exhibit 2 are intended to show intent vs. specific placement and are to be finalized during the site plan approval process.

**2.7 Frontier Parkway Gateway (Sub-District 7)**

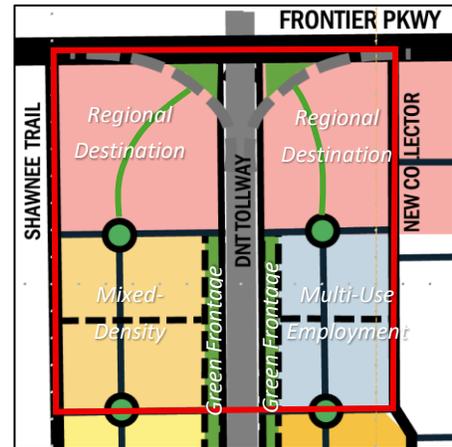
2.7.1 *Sub-District Boundary* -- On the east side of the Dallas North Tollway, the boundary extends from Frontier Parkway to the southerly property line of Planned Development 35 (MF Tract) between the new collector road and the Tollway. On the west side of the Tollway the boundary extends from Frontier Parkway to the northerly property line of Planned Development 128 between Shawnee Trail and the Tollway.

2.7.2 *Development Intent* – This sub-district is intended to be a secondary regional destination node that contains regional retail and supporting uses at the intersection of Frontier Parkway and the DNT. It would transition into a neighborhood context with supporting residential uses to the south.

2.7.3 *Programming Features* –

- Regional Commercial Destination – Retail, entertainment and office dominated programming with emphasis on creating a recognizable commercial node having special amenity and open space features. Emphasis should not be on parking lots but on placemaking. Housing, including seniors, may be considered with approved site planning.
- Multi-Use Employment – Offers a range of employment uses that is supported by the adjacent retail and multifamily tracts. The Town may consider other uses such as senior housing due to its proximity to services and amenities.
- Mixed-Density High -- The tracts south of the primary retail tracts are secondary locations. To avoid the forced over-building of retail and commercial space along the DNT that can lead to a less successful outcome, consider adding entitlement for dense single-family uses to better support the nearby retail and restaurants that are in addition to the existing apartment zoning. See section 4.4.2 for allowable housing types, which would be positioned behind the Green Frontage Screen defined in section 2.7.3. The design should emphasize front stoops, walkable sidewalks and pleasant open spaces as well.

2.7.4 *Public Realm Design Features* --



Sub-District 7 Plan with Boundary in Red



Regional Commercial credit: Cassco, Clearfork



Multi-Use Office credit: Virtual Office, New Braunfels



Mixed-Density High credit: WDG, Southlake

- Green Frontage Screen – To achieve the focus of development nodes described previously, Exhibit 2 shows a green frontage zone on both sides of the DNT between this sub-district and the Prosper Trail Neighborhood sub-district to the south. This Green Frontage Screen zone is comprised of a triple aligned row of 6” caliper evergreen trees (at installation) on thirty-six (36) foot centers, and well-designed ground planting. Head-in parking spaces may occur within the first two trees facing the development area.
- Green Roundabouts -- Exhibit 2 shows roundabouts integrated into the development framework with central greens. These spaces are intended to provide areas of focus behind the retail frontage areas as devices that assist transition from these areas to communities behind. They should be designed for passive pedestrian use, be lined with street trees, provide for shaded seating create visual interest in totality. Special artwork should be considered given the visual prominence of their locations within the community plan.
- Pedestrian Pathways -- Dedicated pedestrian pathways that connect each quadrant back into the larger street and open space system. This is intended to create overall community connectivity. These should be tree-lined walkways that provide seating areas and shade. Such pathways may take the form of urban sidewalks if combined with roadways.



*Green Frontage Screen credit: Woodlands Oper. Co*



*Roundabout credit: OHM, New Albany*



*Pedestrian Path credit: Larimer Design, Eastlake*

#### 2.7.5 Implementation Concepts

- Economic Incentives –The primary tracts along Frontier Parkway shall follow the existing entitlement. However, there may be additional uses of higher density contemplated to add to the existing entitlement which include high density office, commercial and residential uses. To help induce such uses, the Town may consider offering economic incentives within the context of the presented development team and quality site plan.
- Development Framework -- The street framework, pocket parks, medians and pedestrian green pathways shown on Exhibit 2 are intended to amenitize the community experience while providing interconnectivity between its parts. Though this framework is conceptual in nature, it does show the planning intent for the subdistrict’s inner workings. This intent should be considered in the Town’s comparison of rezoning applications on whether such connections are being proposed.
- Open Space Allocation -- The required open space allocation defined by the existing entitlement within this sub-district would be consolidated to create the green features mentioned here, which should be designed for shade and human usability. In the event where

additional open space is required, this should be considered in the allocation of zoning use and density to provide for such loss in usable acreage.

- Final Layout -- The street and open space system layout shown on Exhibit 2 are intended to show intent vs. specific placement and are to be finalized during the site plan approval process.

### 3 Setbacks and Building Heights

Existing zoning will be utilized for all development standards other than those items which vary noted below by category. Any conflicts between these standards and those contained in specific planned development districts will be addressed during final site plan approval.

#### 3.3 DNT, U.S. 380, Frontier Parkway Front Setback Zone

3.3.1 *Minimum Front Yard along U.S. 380 and Frontier Parkway* -- The minimum front yard in these locations shall be fifty (50) feet and shall include a thirty (30) foot landscape buffer, with landscape buffer requirements in accordance with Section 10-Landscaping of these guidelines.

3.3.2 *Minimum Front Yard along the DNT* -- The minimum front yard shall be thirty (30) feet with landscape buffer requirements in accordance with Section 10-Landscaping of these guidelines. This applies to all locations other than the development adjacent to the green commons in the First Street Neighborhood and Downtown West sub-districts where such minimum setback shall be twenty (20) feet and shall include a six (6) landscape buffer including 6" caliper street trees on twenty-five (25) foot centers, aligned at back of sidewalk.

3.3.3 *Front Setback Zone Parking* -- No parking or drive aisles may occur in the landscape buffer, but parking spaces may occur within the Green Frontage Zone as identified on Exhibit 2 and defined in section 2.1.3.

3.3.4 *Front Setback Zone Parking at Green Commons* -- A maximum of two sixty (60) foot double-sided bays of parking in the front of the building. This applies to all locations other than the development adjacent to the green commons in the First Street Neighborhood, Downtown West and Prosper Trail Neighborhood sub-districts, where no parking will be allowed between these buildings and the DNT. All other parking and landscape provisions for parking lots shall follow existing Town Zoning Ordinance for applicable uses.

#### 3.4 Build-to-Lines

For streets with on-street parking, a build-to-line shall be required. A "build-to-line" is a line parallel to a public or private street where the primary façade of a building must be built to.

3.2.1 *Front Setbacks Facing Pocket Parks and Open Spaces* – To create consistency and urban continuity, there shall be a minimum and maximum setback for all lots facing pocket parks within the plan as shown on Exhibit B. This setback shall be between eighteen (18) feet and twenty-four (24) feet of the face of curb for the street that defines the pocket park space. It is intended that the street sections that will be required to identify the relationship of the property line and this zone will show this zone to begin six (6) feet from the property line.

3.4.1 *Front Setbacks for Residential Uses* – Minimum setback of eighteen (18) feet and maximum setback of twenty-four (24) feet from the face of curb for the adjacent street that the housing structure fronts upon. It is intended that the street sections that will be required to identify the relationship of the property line and this zone will show this zone to begin six (6) feet from the property line.

3.4.2 *Front Setbacks for Non-Residential Buildings* – Buildings with non-residential uses on the first floor shall be established at the minimum front yard setback. The primary façade shall be continuous along block face and at least 70% shall be located adjacent to the build-to-line.

### 3.5 Building Height

- 3.5.1 *Minimum Heights* -- Minimum building height shall be two (2) stories or forty (40) feet. If the building contains a use(s) as described in Section E, Permitted Uses, the building height can be a one (1) story building with a minimum of twenty (20) feet in height.
- 3.5.2 *Maximum Heights at Single Family Adjacency, East of DNT* -- The maximum building height shall be two (2) stories from the southerly boundary of PD 69 in the north southerly to Prosper Trail. From Prosper Trail to W. First Street, the maximum building height shall be three (3) stories with a maximum of eight (8) stories permitted within the first five hundred (500) feet of the Tollway for Business Establishments as identified in Section 5, "Business Establishments Pursuant to the Town's Vision."
- 3.5.3 *Maximum Heights at Single Family Adjacency, West of DNT* -- The maximum building height shall be two (2) stories with a maximum of eight (8) stories permitted within the first five hundred (500) feet of the Tollway for Business Establishments as identified in Section 5, "Business Establishments Pursuant to the Town's Vision." On the west side of the DNT from Prosper Trail to First Street).
- 3.5.4 *Maximum Heights at Single Family Adjacency* – Buildings located within 150 feet of single-family zoned properties shall not exceed two (2) stories, and no greater than 40 feet in height.
- 3.5.5 *Adjacency Setbacks* -- Buildings which exceed two (2) stories or 40 feet, shall have an additional setback from single family zoned properties at the rate of one foot of setback, beyond the 150 feet, for each additional foot of building exceeding two (2) stories and 40’.

## 4 Land Uses Considerations

### 4.2 Permitted Business Establishments, with certain restrictions

- 4.2.1 *Permitted Establishments* -- The schedule on the following pages lists the business establishments are desired for the District. These establishments include some having restrictions as follows.
- Businesses followed by an “S” are only permitted upon approval of a Specific Use Permit.
  - Businesses followed by a “C” are permitted subject to the Conditional Development Standards as outlined in Section 1.4 of Section 1 of Chapter 3 of the Zoning Ordinance.
  - Certain businesses permitted subject to the Conditional Development Standards may also require approval of a Specific Use Permit.

Schedule of Permitted Business Establishments for the Dallas North Tollway District
Administrative, Medical, Insurance or Professional Office
Antique Shop
Automobile Paid Parking Lot/Garage
Automobile Parking Lot/Garage
Bank, Savings and Loan, or Credit Union
Beauty Salon/Barber Shop as an Incidental Use
Big Box (S)
Building Material and Hardware Sales, Major (S)
Business Service
Catering Business
Child Care Center, Incidental (Care of Children of Employees in the Building)
Civic/Convention Center
College, University, Trade, or Private Boarding School
Commercial Amusement, Indoor (S)
Farm, Ranch, Stable, Garden, or Orchard
Food Truck Park (C)
Furniture, Home Furnishings and Appliance Store
Governmental Office
Gymnastics/Dance Studio (S)
Health/Fitness Center (S)
Helistop (S)
Hospital
Hotel, Full Service (C)
Hotel, Limited Service (C)
Hotel, Residence/Extended Stay (C)
House of Worship
Massage Therapy, Licensed as an Incidental Use
Meeting/Banquet/Reception Facility (S)
Mobile Food Vendor (S)
Multifamily (S)
Municipal Uses Operated by the Town of Prosper
Museum/Art Gallery
Outdoor Merchandise Display, Temporary
Park or Playground
Print Shop, Minor
Private Club (C)
Private Utility, Other Than Listed
Research and Development Center (S)
Restaurant without Drive-thru or Drive-in Service (C)
Restaurant with Drive-thru Service (S)
Retail Stores and Shops
Retail/Service Incidental Use
School, Private or Parochial
School, Public
Telephone Exchange
Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)
Theater, Neighborhood

Theater, Regional
Veterinarian Clinic and/or Kennel, Indoor (S)
Winery ( <i>enclosed operations</i> )
Wireless Communications and Support Structures (Cell Tower) (S)

4.2.2 *Grocery Stores with Gas Pumps* -- Through a Planned Development process, the Town Council may permit a big box grocery store with gas pumps. If permitted, gas pump area shall follow the following guidelines:

- There shall be a minimum of a 15 ft landscape buffer to screen the pumps from the street edge.
- The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.
- The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.
- All display items for sale should occur within the main building or within designated areas that are screened from public streets.
- The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

4.2.3 *Restaurant, Drive-Thru Service* -- Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way. There shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. If a development plan is under 5 acres, one drive-thru shall be permitted. Drive-thru restaurants are envisioned in certain locations within the Downtown West sub-district with specific site design and building placement shown on Exhibit 4.

#### 4.3 Mixed-Use Zones

4.3.1 *Mixed-Use 1: Higher Density* – Emphasis on bringing a range of land uses at high densities in both horizontal and vertical mixed-use building formats with building heights above 4 stories other than restaurants and retail. Includes corporate and large format office, hotel, medical and health science research, retail, restaurant, entertainment and multifamily (including condominium) uses. Intended as a premier employment center in the region offering amenities and services to employees, while providing an active center for its residents and visitors. This zone should have major open space attraction(s) to appeal to its users.

4.3.2 *Mixed-Use 2: Medium Density* – Emphasis on bringing a range of land uses at medium densities in both horizontal and vertical mixed-use building formats with building heights between 2 and 4 stories other than restaurants and retail. Includes small and medium office, hotel, retail, restaurant, entertainment, cultural, medium density multifamily and high density single family uses. Intended to create community center providing central nodes and activity for the Town population.

4.3.3 *Mixed-Use 3: Lower Density* – Emphasis on bringing a range of land uses at low densities in both horizontal and vertical mixed-use building formats with building heights 3 stories and below. Includes small office, maker space office and studios, flexible office space, retail, restaurant, entertainment, cultural, low density multifamily, and high density single family uses. Intended to create neighborhood centers within the frontage area that serve as focal points within the overall community.

#### 4.4 Residential Use Considerations

4.3.1 *Downtown West*-- The Downtown West sub-district shown on Exhibit 1 with anticipated land uses shown on Exhibit 3 and specific plan shown on Exhibit 4 do not comply with the zoning of the related land parcels. The specific plan shown on Exhibit 4 should be utilized to create a new planned development district based which utilizes the existing various Downtown Districts in the zoning ordinance, and with all uses and building types shown on the specific plan being provided.

4.3.2 *Alternative Residential Development Types* – There are certain locations within the District Vision that are envisioned to include the addition of denser single-family development to take the place of commercial, office and retail development due to the vast oversupply of such entitlement within the District.

Such development can be a very positive addition to the use mix given. Its ability to create urbanism and “village” aesthetic when placed properly within a mixed-use environment. It should never be treated as “subdivisions” of single type but should be blended with ranges of housing types to create a rich tapestry of form and visual experience. The specific nature of this development would be determined through detailed site plan approval, but it is envisioned that such development could include the following housing types. It is critical that alley courts be part of the planning of smaller lot development, and be access controlled, gated spaces that are used for various purposes including play areas, planting zones, and access to parking areas.

Type	Lots / Sizing	Density	Nuances	Sub-District
<u>Detached:</u>				
Zero Lot Line *	20-35' frontage	12-16 du/ac	Alley Courts Required	2, 3, 4, 6
Pocket Cottage	Internal lots	10-12 du/ac	Remote parking	2, 3, 4, 6
Small Lot *	35'-60' frontage	4-8 du/ac	Alley Courts Required	2, 3, 4, 6
<u>Attached:</u>				
Duplex (SFA) *	24'+ width	9-12 du/ac	Like 2 TH's	2, 3, 4, 6, 7
Triplex	24'+ width	10-14 du/ac	Duplex with ADU	2, 3, 4, 6, 7
Quadplex	24'+ width	12-24 du/ac	Like 4 Duplexes	2, 3, 4, 6, 7
Townhome *	1000-3000 sf	12-22 du/ac	Alley Courts Required	1, 2, 3, 4, 6, 7
Rowhouse	1000-3000 sf	12-22 du/ac	Rear yards	1, 2, 3, 4, 6, 7
Live-Work	1000-3000 sf	12-20 du/ac	Live above the shop	1, 2, 3, 4, 6, 7
Mansion House	1000-2400 sf	15-30 du/ac	Remote parking	1, 2, 3, 4, 6, 7
Motor Court	1000-2400 sf	20 du/ac	Parking plaza	1, 2, 3, 4, 6, 7
Bungalow Court	800-1500 sf	22 du/ac	Remote parking	1, 2, 3, 4, 6, 7
Courtyard Homes	800-1500 sf	25-40 du/ac	Alley Courts Required	1, 2, 3, 4, 6, 7
Perimeter Blocks	2 to 3 acres	50-85 du/ac	Parking Structures Req.	1, 7
Residential Towers	1 to 2 acres	85-200 du/ac	Parking Structures Req.	1

4.3.3 *Multifamily Development* -- To create the vibrant mixed-use districts, gateways, and properly transitioned neighborhoods, the Vision included some multifamily within the three mixed-use districts shown on Exhibit 3. As noted previously, there should be a reconciliation of all existing multi-family entitlement within the District and removal of the quantity of units that were not developed per planned development site plans. This reduction creates an opportunity for the Town Council to consider movement of such units and/or additional units in the locations noted on the Vision plan, so long as such development is part of a wholistic development that includes a combination of businesses designed to create a live, work and play within a quality-based and highly amenitized environment. These businesses can be, but are not limited, retail, office, recreational, family-friend entertainment and/or restaurant establishments. If multi-family housing is part of a development proposal that includes businesses and/or amenities described in Section 5. "Business Establishments Pursuant to the Town’s Vision" increased density may be permitted. It is highly recommended that multi-family units be designed with structure parking as opposed to surface parking.

**5 Business Establishments Pursuant to the Town’s Vision**

5.1 Family-Based Uses

The Town envisions the District to be a place for not only employment centers, but also for families. It is the desire to create an environment with amenities that will allow families to visit and enjoy. The following business establishments, as also included in the table of permitted businesses above, are strongly encouraged.

- Museum/Art gallery
- Theatre
- Commercial amusement-Indoor
- Civic/Convention Center
- Hotel-Full Service
- Restaurants -Dine In with or without outdoor patio
- Developments are also strongly encouraged to include public open space, public gathering places and public art, where feasible.

5.2 Discouraged Business Establishments

The following businesses are discouraged from being developed within the District as they are viewed as not being consistent with the Town’s Vision.

Discouraged Establishments for the Dallas North Tollway District
Artisan’s Workshop
Assisted Living Facility (may be approved through SUP)
Athletic Stadium or Field, Private
Athletic Stadium or Field, Public
Auto Parts Sales, Inside
Automobile Repair, Major (Paint & Body or Outdoor Storage)
Automobile Repair, Minor
Automobile Sales, Used
Automobile Sales/Leasing, New
Automobile Storage
Bed and Breakfast Inn

Body Art Facilities
business for drug paraphernalia sales;
Building Material and Hardware Sales, Minor
Cabinet/Upholstery Shop
Car Wash
Car Wash, Self-Serve
Cemetery or Mausoleum
Child Care Center, Licensed
Commercial Amusement, Outdoor
Community Center
Contractor's Shop and/or Storage Yard
Convenience Store with Gas Pumps (located at two major thoroughfares)
Convenience Store without Gas Pumps
Credit access businesses**
Day Care Center, Adult
Donation or Recycling Bin
Dry Cleaning, Major
Equipment and Machinery Sales and Rental, Major
Equipment and Machinery Sales and Rental, Minor
Fairgrounds/Exhibition Area
Farmer's Market
Feed Store
Flea Market, Inside
Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
Funeral Home (On-site Cremation Requires SUP)
Furniture Restoration
Gaming-oriented businesses (including slot machines)
General Manufacturing/Industrial Use Complying with Performance Standards
Golf Course and/or Country Club
Homebuilder Marketing Center
Indoor Gun Range
Laundromat
Limited Assembly and Manufacturing Use Complying with Performance Standards
Locksmith/Security System Company
Machine Shop
Mini-Warehouse/Public Storage
Motorcycle Sales/Service
Nursery, Major (outside display)
Nursery, Minor (no outside display)
Office and Storage Area for Public/Private Utility
Office/Showroom
Office/Warehouse/Distribution Center
Open Storage
Outside Storage, Primary Use
Outside Storage, Incidental
Package Liquor Stores **

Pawn Shops
Pet Day Care
Print Shop, Major
Private Recreation Center
Recreational Vehicle Sales and Service, New/Used
Recreational Vehicle/Truck Parking Lot or Garage
Recycling Center
Recycling Collection Point
Rehabilitation Care Institution
Repair Service, Indoor
Restaurant, Drive In
School District Bus Yard
Sewage Treatment Plant/Pumping Station
Sexually oriented Businesses ***
Small Engine Repair Shop
Smoke/Vape Shops
Storage or Wholesale Warehouse
Taxidermist
Temporary Buildings for Private Enterprises
Trailer Rental
Transit Center
Truck Sales, Heavy Trucks
Used Furniture
Veterinarian Clinic and/or Kennel, Outdoor

- \* Credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, “cash for title” lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended.
- \*\* Package liquor stores, defined as any business entity that is required to obtain a Package Store Permit from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.
- \*\*\* Sexually oriented businesses, including but not limited to business entities whose primary purpose is the sale of lewd merchandise.

## 6 Site Design and Building Placement

It is important that site design for development plans foster the creation of high-quality architectural forms, scale, and pedestrian amenities. With the Tollway being one of the most heavily traveled roadways through the Town, the site design needs to create an aesthetically pleasing appearance on the Tollway for visitors and travelers.

### 6.1 Entry Features

The site design shall designate major entryways into a development with an entry feature that includes assets such as landscaping, an entry monument, a sculpture, or a fountain(s).

### 6.2 Primary Façade Orientation

The building's primary façade shall face the public road from which addressing is provided. Where the building's primary façade is unable to be oriented parallel to the road from which it is addressed due to site constraints or other factors, each façade which is clearly visible from a

public right-of-way or public area shall be designed with architectural treatments used for primary façades.

### 6.3 Building Entries

Buildings shall have entrances oriented to the sidewalk for ease of pedestrian access and shall be located in such a manner as to minimize conflicts between pedestrians and automobiles.

### 6.4 Corner lots

At key intersections, buildings located on corner lots should utilize variations in building massing to emphasize street intersections as points of interest in the district.

### 6.5 Curb Cuts

Driveways, curb cuts, parking and internal roadway/traffic circulation shall be designed to provide cross access so that uninterrupted vehicular access from parcel to parcel can be achieved.

### 6.6 Site Lighting

All lighting standards shall be in accordance with the Town of Prosper Zoning Ordinance, Chapter 3, Section 6, entitled, "Outdoor Lighting."

## **7 Parking Design Standards**

The intent of this section is to design parking lots that provide access to commercial and office developments, while minimizing the potential negative impact associated with expansive vistas of unbroken concrete pavement along the Tollway. All requirements in accordance with Chapter 4, Section 4 entitled, "Parking, Circulation and Access," in the Town of Prosper Zoning Ordinance shall be followed.

### 7.1 Off-Street Parking

Most off-street parking for new developments within the Tollway district shall be provided on the side or rear of the primary building.

### 7.2 Parking Maximums

Parking maximums between the building and the street are in accordance with the requirements of the sub-district requirements above.

### 7.3 Shared Parking

Shared parking agreements for adjacent properties are acceptable where they include a business pursuant to the Town's vision and there is a written agreement between the property owners that clearly stipulates the terms of the joint use of the parking spaces and that such spaces are committed and available to the respective users on a non-conflicting basis.

### 7.4 Parking Waivers

Up to thirty (30) percent of the parking spaces required may be waived for a theatre or other place of evening dining and entertainment (after 6:00pm), and if used jointly by banks, offices and similar uses not normally open or operated during the evening hours.

### 7.5 Parking Garages

Parking garages shall be located behind or to the side of the primary building. If a parking garage fronts on a public street, it shall have an architecturally finished façade facing the street(s),

complementary to the surrounding buildings. Street front openings in parking structures should not exceed 55 percent of the façade area. This percentage excludes the top floor if the garage is unroofed. Where possible, the narrower façade of the parking garage should be oriented to the street to minimize the visual impact of the structure on the public right-of-way and pedestrian paths.

## 8 Adjacent Neighborhood Protection

Buffering existing neighborhoods through compatibility standards serves to integrate the existing neighborhoods into the community fabric and respects their essential value.

### 8.1 Mitigating Traffic Impact

Commercial developments within the District should follow the street and open space framework shown on Exhibit 2 and minimize increased use of adjacent neighborhood streets outside the District. Vehicular access to new development and parking requirements shall minimize the impact on neighborhood traffic flow and avoid major disturbances to the neighborhood character. Projects with frontage on a neighborhood street should limit public access from that street and limit business associated parking on that street to avoid significantly altering the residential character.

### 8.2 Community Engagement

When a new project is proposed, it is vital that communications occur with existing neighborhoods in proximity to the project site. This is strongly encouraged.

### 8.3 Buffering

Existing residential neighborhoods shall be buffered from the new development within the District by open space and/or a linear network of greenways. Pedestrian and bicycle pathways can also be integrated to transform the buffer area into a passive recreational amenity while providing a low-intensity transitional use adjacent to the non-residential Tollway development. The Town of Prosper Bike and Trail Master Plan should be referenced in making decisions regarding locations of greenways, pedestrian and bicycle pathways.

## 9 Building Design

All building architecture and design shall be in accordance with the standards as identified in the Town of Prosper Zoning Ordinance Chapter 3, Section 8, entitled, “Non-Residential Design and Development.”

### 9.1 Building the Pedestrian Realm

It is important that the materials and construction of streetscapes and buildings at the lower floors provide a level of detail and quality which creates a pedestrian-friendly environment that is warm and inviting.

### 9.2 Building Articulation

9.2.1 *Articulated Entry Areas* -- Ground floor facades facing the Dallas North Tollway and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade. The entrance or entrances on all buildings shall be defined with strong architectural features.

9.2.2 *Storefront Compatibility* -- Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings signage, and lighting fixtures.

9.2.3 *Window Openings* -- Retail ground floors shall have windows covering a minimum of 60% of the major street fronting facade(s). Other ground level uses shall have facade treatments appropriate to such uses(s).

### 9.3 Building Entrances

The design and location of building entrances in the District are important to help define the pedestrian environment and create retail-friendly environments. Entrances should be easily identifiable as primary points of access to buildings. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others, as appropriate. All building elements for entryways shall be compatible with the architectural style, materials, colors, and details of the building.

### 9.4 Building Service Areas

9.4.1 *Ground Service Area Location* -- Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.

9.4.2 *Roof Service Area Screening* -- Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design.

9.4.3 *Other Service Areas* -- All other requirements as identified in the Zoning Ordinance in Chapter 4, Section 5, entitled, "Screening, Fences and Walls," shall be followed.

## 10 Landscaping Standards

In addition to the requirements as described below, all other requirements as identified in the Town of Prosper Zoning Ordinance, Chapter 4, Section 2, entitled, "Landscaping," shall be adhered to.

### 10.1 Landscape Material Provision – Primary Roadways

A landscaped area consisting of living trees, turf, or other living ground cover and being at least thirty (30) feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties adjacent to the DNT, F.M. 1461, and US Hwy 380.

- One (1) large tree, four (4) inch caliper minimum (at the time of planting) per twenty-five (25) feet of linear roadway frontage shall be planted within the required landscaped area.
- The trees may be planted in groups with appropriate spacing for species.
- Shrub plantings shall be provided at a minimum rate of 22 shrub plantings per thirty (30) linear feet which shall be a minimum of five (5) gallon shrubs (at the time of planting).
- Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.

- During the review of development proposals, the Town Council may also require additional landscaping features such as berms or hardscape elements for enhanced beautification of the Tollway District.

#### 10.2 Landscape Material Provision – Other Roadways

A landscaped area consisting of living trees, turf, or other living ground cover and being at least twenty-five (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 on all properties adjacent to a minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Design Standards.

- One (1) large tree, four (4) inch caliper minimum (at the time of planting) per thirty (30) feet of linear roadway frontage shall be planted within the required landscaped area.
- The trees may be planted in groups with appropriate spacing for species.
- Shrub plantings shall be provided at a minimum rate of 20 ten (10) gallon shrubs per thirty (30) linear feet.
- Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.
- During the review of development proposals, the Town Council may also require additional landscaping features such as berms or hardscape elements for enhanced beautification of the Tollway District.

#### 10.3 Additional Requirements

For big box retail and grocery stores, one (1) additional tree planted for each one hundred (100) linear feet of lot frontage. The trees shall be a minimum of 4" caliper and may be placed in planters.

### **11 Pedestrian Connectivity and Amenities**

#### 11.1 Sidewalks and Walkways

- 11.1.1 *Connecting Walkway* -- A minimum six (6) foot wide, paved pedestrian sidewalk shall connect the perimeter sidewalk to the building entry, if the building is set back from the perimeter sidewalk. This connecting sidewalk shall be handicapped accessible.
- 11.1.2 *Street Sidewalks* -- Sidewalks must be a minimum width of ten (10) feet wide adjacent to any four-lane or six-lane roadway. All other roadway adjacencies must have sidewalks of least 6 ft.
- 11.1.3 *Pedestrian Connectivity* -- Large sites should create a pedestrian pathway system that links all buildings, parking areas and open spaces utilizing the pedestrian pathways that will connect to any nearby public sidewalks.
- 11.1.4 *Building to Parking Linkages* -- Linkages between the uses and the parking areas will also encourage activity at the pedestrian level and provide safety for the pedestrians. Pedestrian crosswalks shall be clearly marked and provided at all key street intersections.
- 11.1.5 *Creature Comforts* -- Pedestrian pathways shall also be designed for the pedestrian's comfort. Shade trees shall be provided along pedestrian pathways to provide a comfortable walk, which will encourage people to use sidewalks and pathways. This should include overhead covers that shall extend from the sides of buildings that have adjacent sidewalks, offering adequate protection from the sun and rain.

11.1.6 *Overhead Protection* – Such protection should be located a minimum of 9 to 14 feet and projections may take the form of retractable or non-retractable awnings or fixed non-fabric projected covers.

#### 11.2 Streetscape Amenities

Amenities such as benches, trash receptacles, planters, bike racks and pedestrian-scale lighting support the public domain and will promote the use and vitality of pedestrian and bicycle pathways. The use of the amenities shall be encouraged, where applicable. These amenities shall be placed in such locations as to not block pedestrian or emergency access.

#### 11.3 Pedestrian/Bicycle Network

A continuous pedestrian/bicycle route shall be constructed throughout the District. Locations of bike and trail connections as identified in the Town's Hike and Bike Trail Master Plan shall be considered in making development decisions. Coordination of this network will be accomplished through final site plan approval.

#### 11.4 Town Requirements

This section supplements and does not replace any existing town requirement for sidewalk construction. All town ordinances and engineering requirements shall be adhered to.

### **12 Parks and Open Spaces**

#### 12.1 Parks and Open Space System

Publicly accessible parks and open space organize and reinforce neighborhood structure. They offer a wide variety of passive and active recreational experiences ranging in size and type, but together, they create an integrated system enhancing livability, natural appearance, and ecological values while providing gathering places and interaction opportunities for the community. The network shown on Exhibit 2 should consider the following.

- Parks and open spaces shall be visible and easily accessible from public areas such as building entrances and adjacent streets and sidewalks.
- Within these parks, ample seating shall be provided, including walls, ledges, and other raised surfaces which can serve a similar purpose.
- Active uses such as retail, cafes, restaurants, higher density residential and office uses which provide pedestrian traffic should be considered as appropriate uses to line parks and open spaces.
- In addition to the open space framework shown on Exhibit 2, development plans shall take the goals and objectives of the Town's Bike and Trail Master Plan into consideration when planning for new parks and open space amenities.
- Whether a park is a public facility or publicly accessible under private ownership will be determined during site plan approval.
- Design issues and opportunities will be confirmed through the final site plan approval process

### **13 Signage Requirements**

#### 13.1 Comprehensive Sign Package

A comprehensive sign package shall be developed for each project and shall be approved by the Planning & Zoning Commission and Town Council. This package should consider the following.

- The immediate area around a monument sign shall be landscaped with plantings of an appropriate height not to block or obscure the sign.
- Signage shall enhance the pedestrian character of the districts by providing signs that are pedestrian in scale and located to be legible from the sidewalks.
- Businesses are encouraged to create individually styled signage that distinguishes their establishment. However, multi-tenant developments shall have signage that is uniform in style, type, material and lighting.
- Directory signs may be provided to help direct the public to different businesses and services in the Gateway sub-districts. These may be provided at prominent locations in the sub-districts.
- Signs may be lit by external light sources if such sources are not visually intrusive as determined with the project's comprehensive sign package.

## 14 Gateway Features

Gateways form entry experiences at the community thresholds and set the tone for the entire corridor. Gateways provide a unique sense of identity, transition, and anticipation. They act as a transition from one space to another and they identify the uniqueness that sets that space apart from another. Gateway properties are prime locations for creating an image that leads visitors to form a positive attitude toward a community even before they enter the main street of an area.

### 14.1 Identifiable Markers

The gateways should be clearly identifiable to vehicular and pedestrian travelers and use the following concepts.

- Monument signage shall be used at major intersections to mark the arrival of specific areas or to identify marquee development projects.
- Entrances to marquee developments shall incorporate a generous amount of landscaping that is diverse and colorful that provides texture and interest to the area.
- Street banner signs and wayfinding signage are also great ways to give a unique identity to a location. It is important that there is uniformity in terms of sign and banner materials, print/logos, and color. Signs should also complement and add to the positive experience for an area.

### 14.2 Public Art

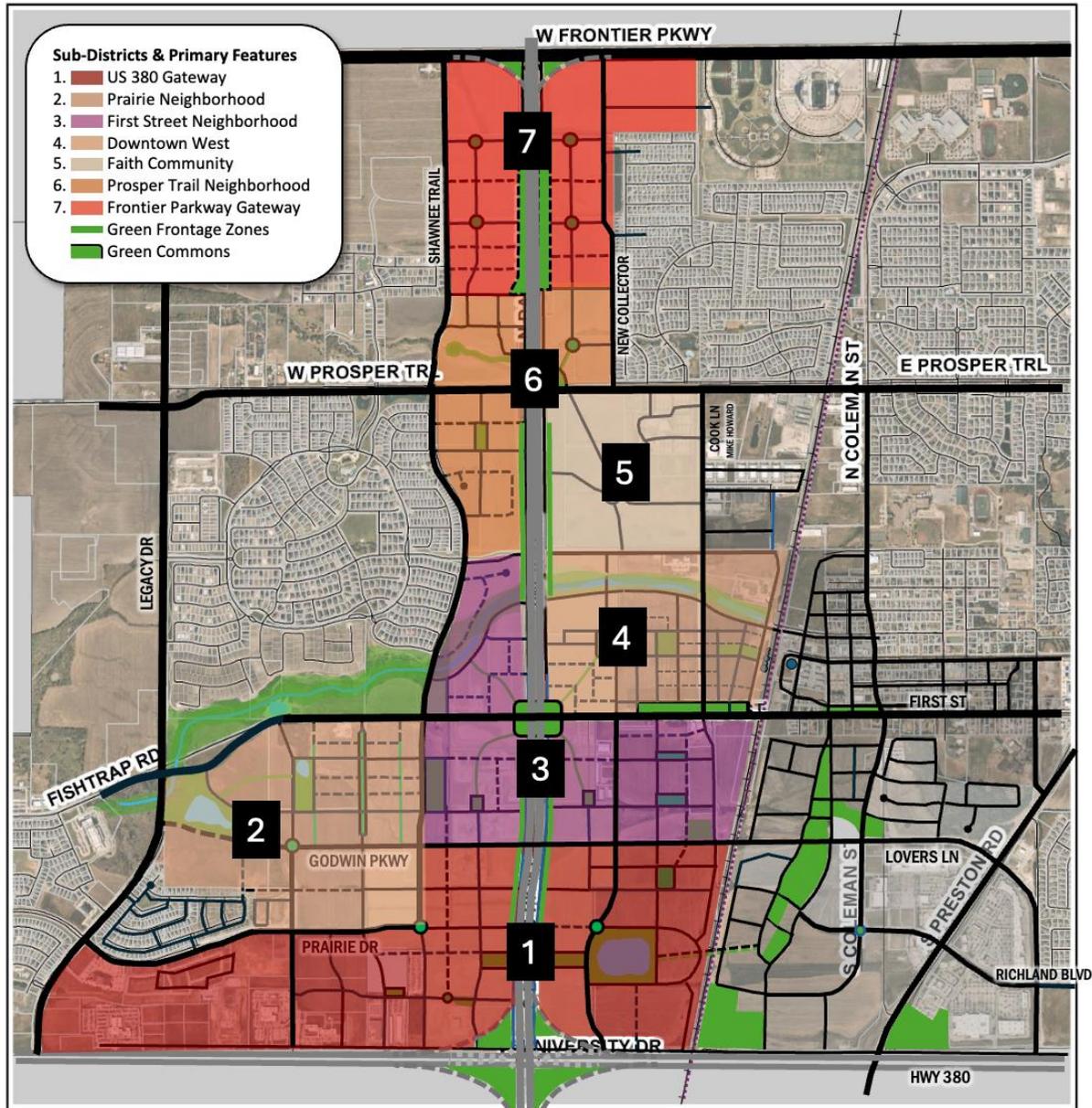
Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity. Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

- Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.
- Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
- Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.

## 15 Economic Development Incentives

Following the concepts discussed in each sub district section, key development in the District may be encouraged through economic development incentives that the Town may consider on a project-by-project basis. It is intended that such incentives be tied to requested change in zoning that complies with these Standards and may include one or more economic development incentives authorized by state law or Town ordinances, as amended.

# EXHIBIT 1 – DNT Special District Plan



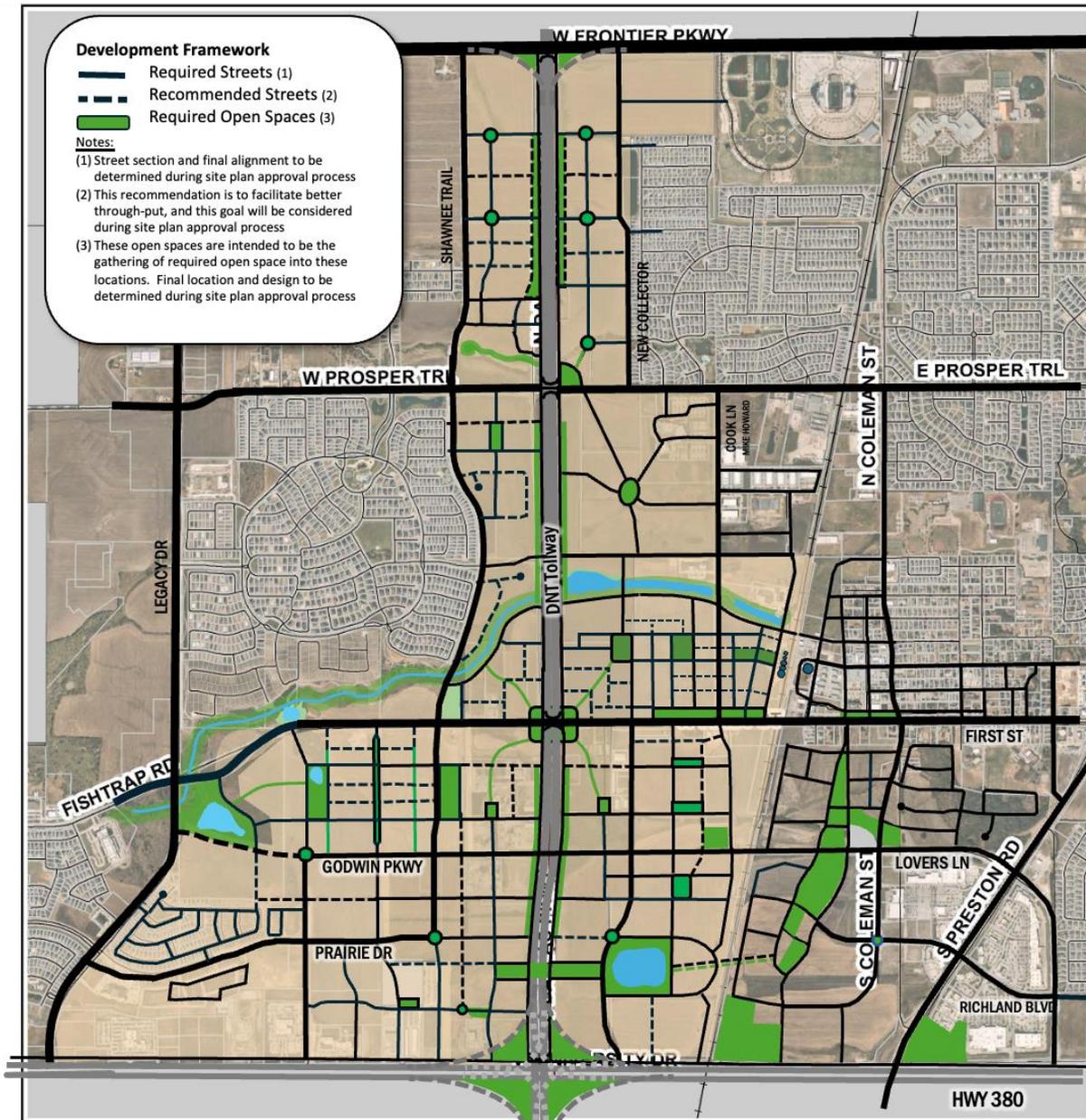
Dallas North Tollway District Special District Plan



This map is for illustration purposes only.



# EXHIBIT 2 – Development Framework Plan



**Development Framework**

- Required Streets (1)
- Recommended Streets (2)
- Required Open Spaces (3)

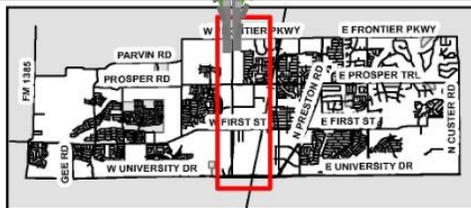
**Notes:**

- (1) Street section and final alignment to be determined during site plan approval process
- (2) This recommendation is to facilitate better through-put, and this goal will be considered during site plan approval process
- (3) These open spaces are intended to be the gathering of required open space into these locations. Final location and design to be determined during site plan approval process

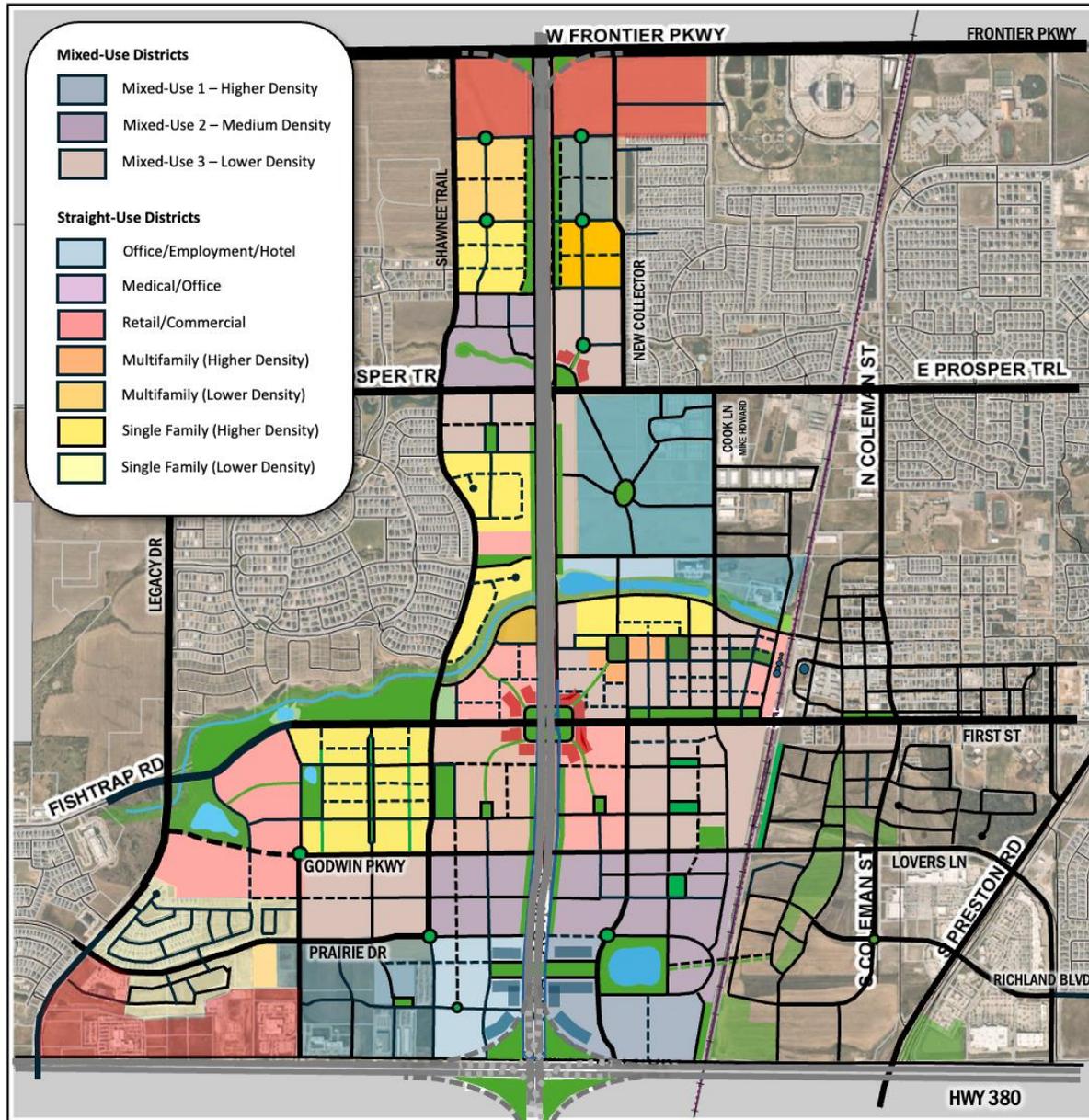
Dallas North Tollway District Development Framework



This map is for illustration purposes only.



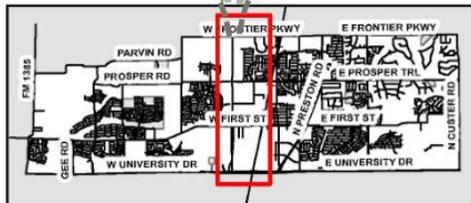
# EXHIBIT 3 – Land Use Plan



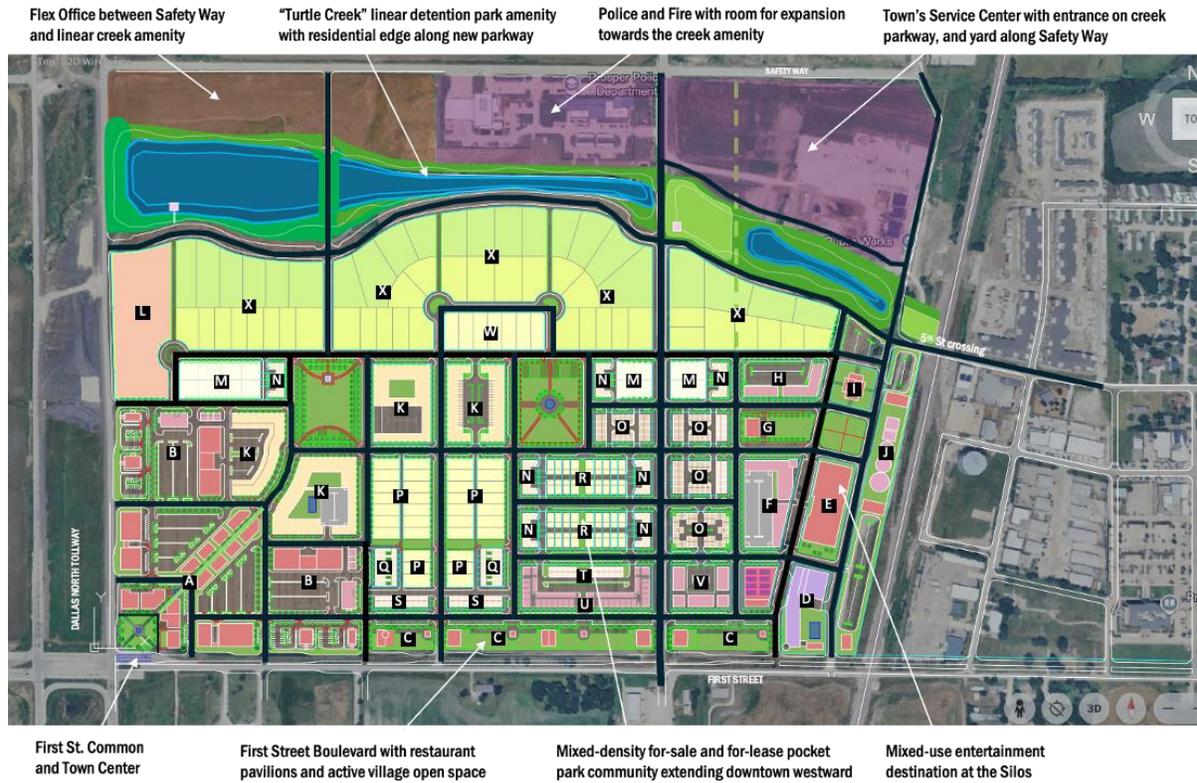
Dallas North Tollway District Land Use Plan (with adjacent context)



This map is for illustration purposes only.



## EXHIBIT 4 – Downtown West Small Area Plan



### Depicted Uses and Building Types by Block. (See section 4.3.2 for residential types)

- A. Community-serving retail and restaurants organized around Green Commons and green pedestrian connector.
- B. Mixed-use block containing community-serving retail, restaurants, and small office space. Drive-through restaurants allowed on First Street frontage with consideration that the drive through window is contained within an architectural feature and facing First Street and the DNT service road.
- C. Restaurant pavilions set within the First Street Boulevard green. Service screened from view. Parking along 2<sup>nd</sup> Street.
- D. Boutique hotel with restaurant service and small meeting space for special events.
- E. Destination family entertainment retail / restaurant use
- F. Mixed-use building with ground level retail / restaurant / entertainment uses and upper level residential and/or office. Shared parking garage attached to the building.
- G. Restaurant with remote parking on-street and in shared parking garage.
- H. Mixed-use building with retail and/or small office, and surface parking lot.
- I. Destination restaurant with surface parking lot.
- J. Entertainment uses within/around silos. Silos to accommodate outdoor movie projection. Adjacent surface parking.
- K. Urban residential apartments designed with structured garages, parking courts, and ground level home-office units.
- L. Small office, assisted living or hotel use
- M. Small lot single family or bungalow court housing
- N. Mansion home townhomes
- O. Parking court townhomes
- P. Small lot single family
- Q. Rowhouses
- R. Small lot single family or pocket cottage community
- S. Live/work townhomes
- T. Carriage homes (small units over garages)
- U. Mixed-use residential building with ground level commercial and surface parking court
- V. Mixed-use office building with surface parking court
- W. Zero lot line single family or duplexes
- X. Blended density detached single family