

Welcome to the Prosper Town Council Meeting.

Citizens may watch the meeting live by using the following link: <u>https://prospertx.new.swagit.com/views/378/</u>

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.

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.

- <u>1.</u> Consider and act upon the minutes from the July 25, 2023, Town Council Work Session meeting. (MLS)
- 2. Consider and act upon the minutes from the July 25, 2023, Town Council Work Regular meeting. (MLS)

- <u>3.</u> Consider acceptance of the January, February, and March 2023 monthly financial reports. (CL)
- 4. Consider and act upon authorizing the Town Manager to execute a contract between DAC Inc. and the Town of Prosper, Texas, for security improvements to entryways at Town Hall. (CE)
- 5. Consider and act upon a Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. (The property is zoned Planned Development-67 (PD-67) Gates of Prosper.) (DEVAPP-23-0011) (DH)
- 6. Consider and act upon a Façade Plan for a Hotel, Limited Service, on 2.7± acres, located on the southeast corner of Lovers Lane and South Coleman Street. (The property is zoned Planned Development-67 (PD-67) Gates of Prosper.) (DEVAPP-23-0105) (DH)
- 7. Consider and act upon an ordinance to rezone for a Specific Use Permit (SUP) for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009) (DH)
- 8. Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plans including Prosper Town Center, Hall Elementary Temporary Buildings, Dutch Bros, PISD MS #6, Cracker Barrel, Home 2 Suites, One Community Church, St. Martin De Porres Temporary Building, St. Paul Episcopal Church, and 205 W. Broadway. (DH)

CITIZEN COMMENTS

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

REGULAR AGENDA:

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. [If you wish to address the Council, please fill out a "Public Comment Request Form" and present it to the Town Secretary, preferably before the meeting begins.]

Items for Individual Consideration:

- 9. Conduct a public hearing and consider and act upon a request to rezone 34.7± acres from Commercial District (C) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019) (DH)
- 10. Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, declaring the public necessity to acquire certain properties for right-of-way, drainage easements, and temporary construction easements for the construction of the First Street (DNT Coleman) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project;

appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. (HW)

- 11. Discuss and consider submission of the Preliminary FY 2023-2024 Budget. (CL)
- 12. Consider and act upon accepting submission of the tax year 2023, fiscal year 2023-2024, no-new-revenue tax rate of \$0.448160 per \$100 taxable value and the voterapproval tax rate of \$0.51 per \$100 taxable value. (CL)
- <u>13.</u> Consider and act upon an ordinance establishing the tax year 2023 certified appraisal roll. (CL)
- 14. Consider and act upon a proposed FY 2023-2024 property tax rate. (CL)
- <u>15.</u> Consider and act upon scheduling a public hearing on the FY 2023-2024 proposed Budget. (CL)
- <u>16.</u> Consider and act upon scheduling a public hearing on the proposed FY 2023-2024 tax rate. (CL)
- 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 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.

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

<u>Adjourn.</u>

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 6:00 p.m., on Friday, August 4, 2023, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



250 W. First Street, Prosper, Texas Tuesday, July 25, 2023 Item 1.

Call to Order/ Roll Call.

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

Council Members Present:

Mayor David F. Bristol Mayor Pro-Tem Craig Andres Deputy Mayor Pro-Tem Marcus E. Ray Councilmember Amy Bartley Councilmember Chris Kern Councilmember Jeff Hodges Councilmember Charles Cotten

Staff Members Present:

Mario Canizares, Town Manager Michelle Lewis Sirianni, Town Secretary Terry Welch, Town Attorney Bob Scott, Deputy Town Manager Chuck Ewings, Assistant Town Manager Robyn Battle, Executive Director Hulon Webb, Engineering Director Chris Landrum, Finance Director David Hoover, Development Services Director Lindy Higginbotham, Senior Engineer Todd Rice, Communications and Media Relations Manager Kellen Land, Help Desk Technician Doug Kowalski, Police Chief

Items for Individual Consideration

1. Media Relations Training. (RB/MR)

Mr. Rylander presented an updated Crisis Communications Manual to the Town Council. He outlined the Council's role, the process, and what to do if an event should occur.

2. Discussion regarding First Street (Coleman – Craig) design. (LH)

Ms. Higginbotham presented an overview and history of the design for First Street from Coleman to Craig. She reviewed the previous options as the most recent option the Town Council was considering, which was a 56' ROW with four lanes and one sidewalk on the south side.

The Town Council discussed that they would like to lessen the impact to the affected homeowners as much as possible, sidewalks on both sides to maintain walkability, and if a 50' ROW with three lanes would keep traffic flowing the same as a fourlane road. Based on the feedback from the Town Council, staff stated they could go back to the consultant and do a study of the schematics for a three lane and four lane road to see which one provided the best traffic flow for this area.

<u>Adjourn.</u>

The meeting was adjourned at 6:06 p.m.

These minutes were approved on the 8th day of August 2023.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



Item 2.

Prosper Town Council Meeting Prosper Town Hall, Council Chambers 250 W. First Street, Prosper, Texas Tuesday, July 25, 2023

Call to Order/ Roll Call.

The meeting was called to order at 6:15 p.m.

Council Members Present:

Mayor David F. Bristol Mayor Pro-Tem Craig Andres Deputy Mayor Pro-Tem Marcus E. Ray Councilmember Amy Bartley Councilmember Chris Kern Councilmember Jeff Hodges Councilmember Charles Cotten

Staff Members Present:

Mario Canizares, Town Manager Michelle Lewis Sirianni, Town Secretary Terry Welch, Town Attorney Bob Scott, Deputy Town Manager Chuck Ewings, Assistant Town Manager Robyn Battle, Executive Director Mary Ann Moon, Economic Development Director David Hoover, Development Services Director Hulon Webb, Director of Engineering Frank Jaromin, Director of Public Works Tristan Cisco, Water Education Coordinator Dan Baker, Parks & Recreation Director Todd Rice, Communications Manager David Soto, Planning Manager Kellen Land, Help Desk Technician Doug Kowalski, Police Chief Stuart Blasingame, Fire Chief

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

Mike Martin with Hope Fellowship led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

Announcements of recent and upcoming events.

Councilmember Kern made the following announcements:

Thanks to everyone who came out this past weekend for Coffee & Chrome. There were so many cool cars to see. A special thanks to staff and all those who helped put the event together.

Applications are being accepted through Friday, August 4 for those interested in serving on a Town Board and/or Commission. More information about the Board and Commissions application process, including an online application form, is available by visiting the Town's website.

Join us in Downtown Prosper on Friday, August 11 from 7:00 p.m. to 10:00 p.m. for a Moonlight Movie as part of the Discover Downtown event series. Enjoy in the pre-movie fun with lawn games, face painters, and balloon artists. The movie "Sonic the Hedgehog 2" will begin at dusk on the south lawn of Town Hall. Remember to bring your blanket and chairs for the show.

Fall registration is now open for youth and adult classes, as well as leagues for softball and kickball. Residents can register by visiting the Parks and Recreation Department page of the Town's website.

Councilmember Bartley thanked everyone who supported the Prosper Ladies Association and Cornerstone on their recent events.

Mayor Bristol recognized and thanked members of the Town Council for participating in Prosper Ladies Association food delivery drive.

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 at the request of Council Members or staff.

- 1. Consider and act upon the minutes from the July 11, 2023, Town Council Work Session meeting. (MLS)
- 2. Consider and act upon the minutes from the July 11, 2023, Town Council Regular meeting. (MLS)
- 3. Receive the Quarterly Investment Report for March 31, 2023. (CL)
- 4. Consider and act upon authorizing the Town Manager to execute an audit engagement letter between Weaver and Tidwell, L.L.P., and the Town of Prosper, Texas, related to the fiscal year 2023 annual audit. (CL)
- 5. Consider and act upon Resolution 2023-46 authorizing the Town to participate with the Oncor Steering Committee of Cities regarding Oncor Electric Delivery Company's filing of an application with the Texas Public Utility Commission to amend its distribution cost recovery factor and to update mobile generation riders and finding that Oncor's proposed rates are unreasonable and are denied. (TW)
- 6. Consider and act upon Resolution 2023-47 supporting the proposed transmission line routes presented by the Texas-New Mexico Power Company to the Public Utility Commission (PUC). (CE)
- 7. Consider and act upon approval of annual maintenance purchase orders with Weatherproofing Services for the town for FY 2022-2023 and authorizing the Town Manager to execute documents for the same. (DB)
- 8. Consider and act upon Ordinance 2023-48 amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zones. (HW)
- 9. Consider and act upon Ordinance 2023-49 to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5, located south of Fifth Street and East of Main Street. (ZONE-23-0001) (DS)

 Consider and act upon Ordinance 2023-50 to rezone for a Specific Use Permit (SUP) for a new Wireless Communications and Support Structure on 0.0048± acre, located on the south side of Frontier Parkway, west of Talon Lane. (ZONE-23-0008) (DS)

Mayor Pro-Tem Andres made a motion to approve consent agenda items 1 through 10. Councilmember Hodges seconded that motion. Motion carried unanimously.

CITIZEN COMMENTS

Jeff Bostrom, 1910 Wynne Ave., stated he resides in Legacy Gardens. He expressed his concerns and opposition to the proposed rezoning of 34.7 acres located north of Prosper Trail and west of Dallas Parkway.

Items for Individual Consideration:

11. Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2023", including the adoption of Ordinance 2023-44 authorizing the issuance of such bonds and establishing procedures and delegating authority for the sale and delivery of such bonds. (CL)

Mr. Landrum presented outlining the key parameters of the proposed ordinance, the 2020 bond projects associated with the bonds, and a timeline of the issuance.

Mayor Bristol stated the Finance Subcommittee fully supported the proposed item.

Deputy Mayor Pro-Tem Ray made a motion to approve Ordinance 2023-44 authorizing the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2023" and approving all other matters related thereto. Councilmember Cotten seconded that motion. Motion carried unanimously.

12. Conduct a public hearing and consider and act upon a request to rezone 73.4± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010) (DS)

Mr. Soto presented the item stating the applicant has made changes based on the concerns of the Planning and Zoning Commission and the Town Council. Due to the changes made, staff is recommending approval.

Clint Richardson representing the applicant, provided a summary of the changes regarding the proposed development including the amenity center, the park space, and the hike/bike trail(s).

The Town Council discussed the amenities to the subdivision, screening along the roadways with open fencing, addressing the drainage concerns from the floodplain, and connecting additional areas of the walking trails.

Mayor Bristol opened the public hearing.

David Huber, 2317 Commons Way, stated his property backs up to the heavily treed area and wanted to ensure the right type of buffers would be used to help the

neighboring residents and that public safety access was reviewed. He also asked if the flood plain issues had been addressed and how the developer intended to maintain the treed area.

Mayor Bristol closed the public hearing.

The Town Council further discussed how the future park would be maintained, the treed area, and the flood plain concerns.

Councilmember Cotten made a motion to approve a request to rezone 73.4± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development, located on the southeast corner of Prosper Trail and Teel Parkway, and subject to the following: (1) Section 5(A) of Exhibit D, "Planned Development Standards," shall be revised to reflect that at least one active use element shall be required; (2) Section 5(A) of Exhibit D, "Planned Development Standards," shall be amended by adding a new Subsection 3 to read as follows: The amenity center within the Prosper Hills community shall be completed prior to the issuance of certificates of occupancy of greater than 50% of the home within the Prosper Hills Community; and (3) an internal walking trail shall be added from the southmost cul-de-sac in Prosper Hills to street connection immediately to the east of said cul-de-sac. Councilmember Bartley seconded that motion. Motion carried unanimously.

13. Receive an update regarding the Public Works and Parks Facility Assessment. (FJ/DB)

Mr. Jaromin presented a proposed master Site Plan for a Public Works and Parks facility. The building layout as well as highlights of the interior space, planned storage space, and a fueling station were described.

The Town Council discussed the layout including the fuel station access, the staff outdoor covered area, and overnight accommodations for the staff. The Town Council questioned if the facility would be built in phases and possible funding mechanism(s).

14. Discussion regarding median and roadway maintenance, and all matters incident and related thereto. (DB/FJ)

Mr. Baker provided an overview of the current median and roadway maintenance for US 380 Lovers to Custer Road, Custer Road, and Frontier Parkway.

The Town Council discussed options on maintenance for those roadways shared with other entities. Members of the Town Council proposed cost sharing with those entities, as well as willingness to take the maintenance over in certain areas.

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

Mayor Bristol provided an update from the most recent Finance Subcommittee meeting.

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

Deputy Mayor Pro-Tem Ray requested an update on the sweeper truck.

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 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 - To consult with the Town Attorney regarding Civil Action No. 4:24cv-650, Johnson v. Town of Prosper, et al., pending in the United States District Court for the Eastern District of Texas.

Section 551.071 - To consult with the Town Attorney regarding Code Enforcement issues, and all matters incident and related thereto.

The Town Council recessed into Executive Session at 7:54 p.m.

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

The Town Council reconvened into Regular Session at 8:41 p.m.

No action was taken.

<u>Adjourn.</u>

The meeting was adjourned at 8:41 p.m.

These minutes were approved on the 8th day of August 2023.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary





FINANCE

То:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Bob Scott, Deputy Town Manager Mario Canizares, Town Manager
Re:	Consider acceptance of the January, February, and March 2023 Financial Reports (CL)
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider acceptance of the January, February, and March 2023 monthly financial reports. (CL)

Description of Agenda Item:

The Town Charter requires the submission of monthly financial reports to the Town Council. Staff has included a summary for the second quarter of fiscal year 2023 and will continue to expand the summary as needed for future quarters submitted to the Town Council. In summary, both revenues and expenditures are occurring within the expected ranges and no unexpected events have occurred that require significant changes in original projections.

The attached financial statements for January-March 2023 were prepared in the old format. This format is not particularly "user friendly" and staff is looking to reformat the monthly financial statements after the ERP software conversion.

Budget Impact:

There is no budget impact.

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. Second Quarter Financial Summary
- 2. Monthly Financial Statement January 31, 2023
- 3. Monthly Financial Statement February 28, 2023
- 4. Monthly Financial Statement March 31, 2023

Town Staff Recommendation:

Town staff recommends Town Council vote to accept submission of the monthly financial statements for the periods January-March 2023 in compliance with the requirements of the Town Charter.

Proposed Motion:

I move to accept the January through March 2023 Financial Statements in compliance with charter requirements.

TOWN OF PROSPER REPORT TO TOWN COUNCIL FY 2023 RESULTS OF SECOND QUARTER ENDING MARCH 31, 2023

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

In summary, both revenues and expenditures are occurring within the expected ranges and no unexpected events have occurred that require significant changes in original projections. With 50% of the year now complete, results for the major operations of the funds with related commentary are:

GENERAL FUND

- Revenues total \$34,397,739, or 72% of annual budget
- Property Tax Collections are 99% of annual budget
- Sales Tax Revenues are 48% of annual budget
- Franchise Fees are 54% of annual budget, an increase of 51% from the prior year.
- Building Permit Revenues are 40% of annual budget, a decrease of 13% from the prior year.
- Expenditures total \$29,741,444, or 47% of annual budget

Revenues:

It is common for a disproportionate percentage of General Fund revenues to be received early in the year as our largest revenue-property taxes are due January 31st with many paying by the end of December to receive the income tax deduction in the current calendar year. Sales tax revenue is lagging budget slightly due to the loss of a major sales taxpayer at the end of December 2021 that is being offset by organic growth of new businesses overtime. Many franchise fees are paid on a quarterly basis which creates a lag early in the year but as noted organic growth is creating substantial growth in receipts from the prior year. Finally, Building Permits is behind the 50% reference point due to higher mortgage rates slowing demand for new home starts. If this trend continues less for fees and permits will be budgeted in FY2024. Currently, however, the shortfall in this one category is not considered enough to cause total revenues to be under budget.

Expenditures:

Expenditures halfway through the year are slightly less than the 50% reference point.

WATER & SEWER FUND

- Revenues total \$13,182,563, or 46% of annual budget and up 9% from prior year
- Expenditures total \$13,610,999, or 41% of annual budget and up 5% from prior year
- Water purchases show an increase of 78% from prior year due to the timing of payments and organic growth in volume due to population growth.

Revenues:

Due to monthly billing of utility accounts and recording of revenues monthly on a cash basis, the revenues for January through March are traditionally lower use months explaining why revenues are slightly lower than the 50% reference point. It should be noted that that for FY 2023, a separate Solid Waste fund has been created with solid waste related revenues and expenses being excluded from the utility fund and prior year numbers restated.

Expenditures:

Due to the "take or pay" fee structures of regional supplier's expenditures tend to have less seasonal variation than revenues. The prior year had 5 payments to NTMWD through March 2022 whereas the current fiscal year has 6 which is why it's showing a 78% increase. The expenditures have increased 48% due to the North Texas Municipal Water District Water Service Monthly Minimum payment, from \$596,439 to \$884,485 per month. Debt service expenditures are down due to the early redemption of the 2012 CO's in the prior year.

SOLID WASTE FUND

The Revenues and expenditures recorded reflect the terms of the current contract with the decision to issue a request for proposal and not renew the current contract. The \$1,750,000 was budgeted for administration consisting of \$50,000 for an RFP consultant and \$1.7 million for possible purchase of solid waste and recycling carts. Easing supply chain constraints now make it possible to order the carts in FY2024.

IMPACT FEE REVENUES

- Water Impact Fees total \$1,342,007 which is 38% of annual budget
- Wastewater Impact Fees total \$1,072,415 which is 61% of annual budget
- Street Impact Fees for East Thoroughfare Impact Fees total \$1,391,497 which is 139% of annual budget (Prosper Brookhollow Apts Building 1 - \$1,066,800)
- Street Impact Fees for West Thoroughfare Impact Fees total \$2,072,195 which is 52% of annual budget.

Due to their nature impact fees can vary significantly throughout the year. West impact fees are primarily single family residential and are generated when a home builder takes out a permit for a single home. As such they will occur more evenly throughout the year. Large multi-family will be collected all at once.

Mario Canizares Town Manager





MONTHLY FINANCIAL REPORT as of January 31, 2023 Cash/Budgetary Basis

Prepared by Finance Department

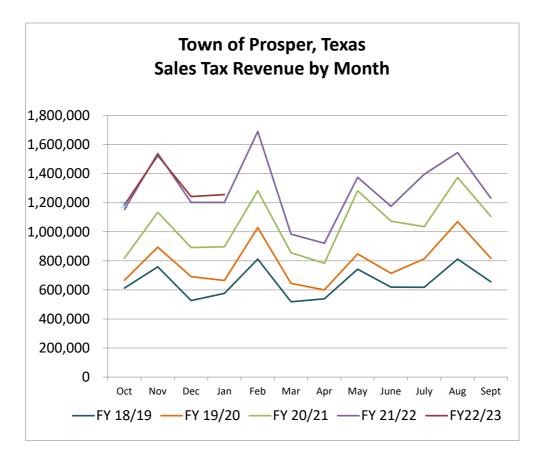
August 8, 2023

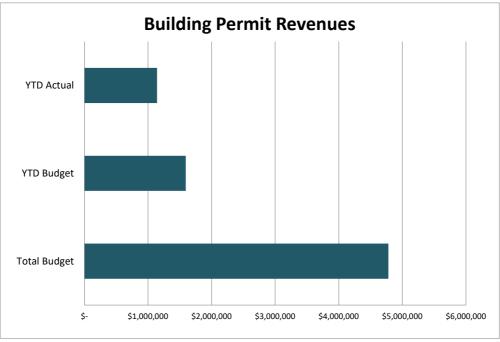
TOWN OF PROSPER, TEXAS

MONTHLY FINANCIAL REPORT January 2023

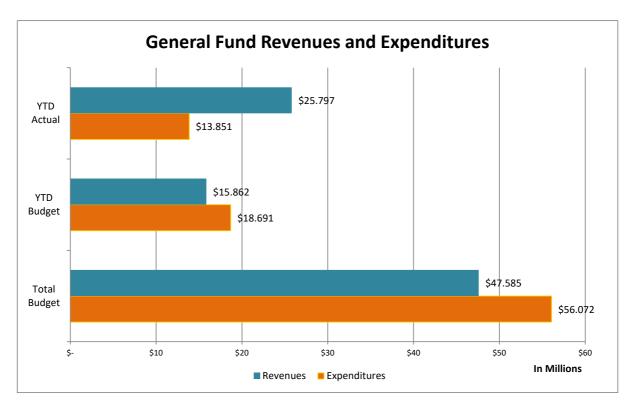
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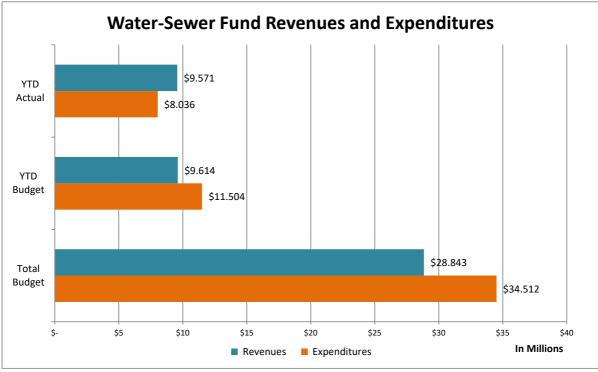
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Item 3.





GENERAL FUND

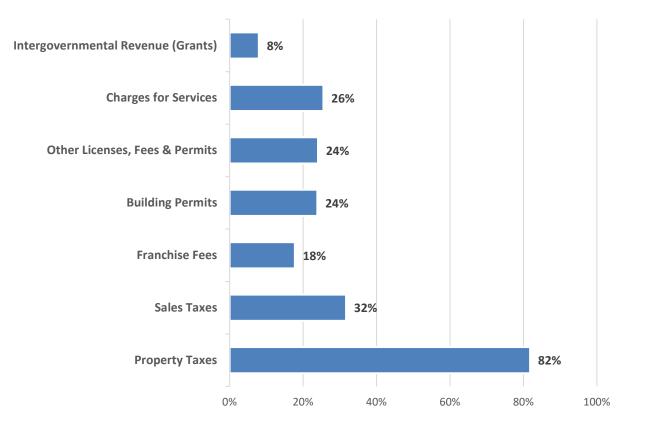
		Original	B	udget	An	nended		Current Year	Cu	irrent Year	Curr	ent Remaining			Т	Prior Year	Change from
		Budget	Adj	ustment	В	Budget		YTD Actuals	Enc	umbrances	Bu	dget Balance	YTD Percent	Note	2	YTD Actuals	Prior Year
REVENUES																	
Property Taxes	Ś	23,519,547	Ś	-	\$ 2	3,519,547	\$	19,241,198	Ś	-	\$	4,278,349	82%	1	\$	16,664,352	15%
Sales Taxes	Ŷ	10,220,208	Ŷ	0	•	0,220,208	Ŷ	3,240,643	Ŷ	0	Ŷ	6,979,565	32%	-	Ť	3,176,366	2%
Franchise Fees		2,404,527		0		2,404,527		427,222		0		1,977,305	18%	2		174,822	144%
Building Permits		4,781,000		0		4,781,000		1,141,872		0		3,639,128	24%	-		1,093,477	4%
Other Licenses, Fees & Permits		1,552,430		80,000		1,632,430		392,930		0		1,239,500	24%			749,978	-48%
Charges for Services		1,240,961		0		1,240,961		316,887		0		924,074	26%			298,216	6%
Fines & Warrants		250,425		0		250,425		126,899		0		123,526	51%			69,224	83%
Intergovernmental Revenue (Grants)		1,525,000		0		1,525,000		121,318		0		1,403,682	8%			57,014	113%
Interest Income		150,000		0		150,000		191,195		0		(41,195)	127%			28,971	560%
Transfers In		1,235,335		0		1,235,335		411,778		0		823,557	33%			366,838	12%
Miscellaneous		116,576		0		116,576		33,575		0		83,001	29%			140,681	-76%
Park Fees		509,300		0		509,300		151,656		0		357,644	30%			155,332	-2%
Total Revenues	\$	47,505,309	\$	80,000	\$4	7,585,309	\$	25,797,171	\$	-	\$	21,788,138	54%		\$	22,975,270	12%
EXPENDITURES																	
Administration	\$	9,341,007	Ś	729,900	Ś 1	0,070,907	\$	2,318,193	Ś	1,674,964	Ś	6,077,749	40%		\$	2,057,783	13%
Police		6,635,120	. 1	,111,113		7,746,233		2,073,084		783,491		4,889,659	37%			1,870,976	11%
Fire/EMS		9,990,721		35,083	1	0,025,804		3,018,870		408,590		6,598,344	34%			2,745,025	10%
Public Works		4,136,738		652,564		4,789,302		1,140,089		477,172		3,172,041	34%			533,955	114%
Community Services		7,174,446		113,200		7,287,646		1,648,112		473,726		5,165,808	29%			1,519,994	8%
Development Services		4,173,570		294,487		4,468,057		995,221		242,586		3,230,250	28%			1,038,121	-4%
Engineering		2,601,325		301,867		2,903,192		712,093		382,553		1,808,546	38%			631,717	13%
Transfers Out		7,780,485	1	,000,000	:	8,780,485		1,945,121		0		6,835,364	22%			2,501,697	-22%
Total Expenses	\$	51,833,412	\$ <i>4</i>	1,238,214	\$5	6,071,627	\$	13,850,783	\$	4,443,083	\$	37,777,761	33%]	\$	12,899,267	7%
REVENUE OVER (UNDER) EXPENDITURES	\$	(4,328,103)	\$ (4	,158,214)	\$ (8,486,318)	\$	11,946,388									
Beginning Fund Balance October 1-Unassigned,	/Unres	stricted			1	8,925,919		18,925,919									
Ending Fund Balance				_	\$ 1	0,439,601	\$	30,872,307									

Notes

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

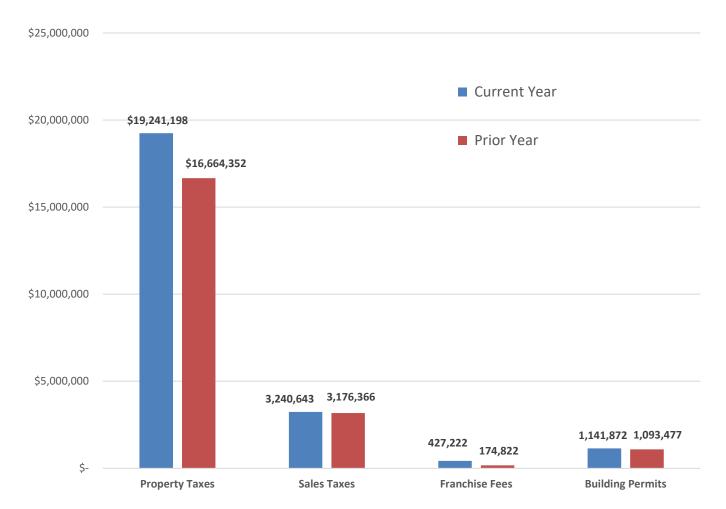
2 Franchise fees and other various license and fees are paid quarterly or annually.

GENERAL FUND YTD REVENUE % OF ANNUAL BUDGET



GENERAL FUND REVENUE

Current YTD to Prior Year YTD Actual Comparison



Item 3.

WATER-SEWER FUND

	Original Budget	Budget ljustment	Amended Budget	Current Year YTD Actual		Current Year	urrent Remaining Budget Balance	YTD Percent	Note	Prior Year TD Actual	Change from Prior Year
REVENUES											
Water Charges for Services	\$ 17,557,737	\$ 500,000	\$ 18,057,737	\$ 5,652,780	\$	-	\$ 12,404,957	31%		\$ 5,158,331	10%
Sewer Charges for Services	9,462,990	200,000	9,662,990	3,395,419		-	6,267,571	35%		3,016,114	13%
Licenses, Fees & Permits	377,705	30,000	407,705	134,795		-	272,910	33%		125,070	8%
Utility Billing Penalties	186,900	-	186,900	72,117		-	114,783	39%		66,604	8%
Interest Income	60,000	-	60,000	103,250		-	(43,250)	172%		15,934	548%
Other	467,427	-	467,427	212,148		-	255,279	45%		189,358	12%
Transfer In	-	-	-	-		-	-	0		-	0%
Total Revenues	\$ 28,112,759	\$ 730,000	\$ 28,842,759	\$ 9,570,510	\$	-	\$ 19,272,249	33%		\$ 8,571,410	12%
EXPENDITURES											
Administration	\$ 1,558,936	\$ 199,091	\$ 1,758,027	\$ 544,636	\$	18,000	1,195,392	32%		451,704	21%
Debt Service	4,354,465	-	4,354,465	157,665		-	4,196,800	4%	1	-	0%
Water Purchases	9,605,940	-	9,605,940	3,537,937		-	6,068,003	37%		1,789,316	98%
Sewer Management Fee	3,854,505	-	3,854,505	1,495,153		-	2,359,352	39%		1,199,842	25%
Public Works	11,604,745	456,678	12,061,423	1,912,058		611,209	9,538,156	21%		1,732,838	10%
Transfer Out	2,877,339	-	2,877,339	388,496		-	2,488,843	14%		333,560	16%
Total Expenses	\$ 33,855,930	\$ 655,769	\$ 34,511,699	\$ 8,035,946	\$	629,209	\$ 23,487,193	25%		\$ 5,507,259	46%
REVENUE OVER (UNDER) EXPENDITURES	\$ (5,743,171)	\$ 74,231	\$ (5,668,940)	\$ 1,534,564						\$ 3,064,151	
Beginning Working Capital October 1			12,669,408	\$ 12,669,408							
Ending Working Capital		•	\$ 7,000,468	\$ 14,203,972	-						

Notes

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

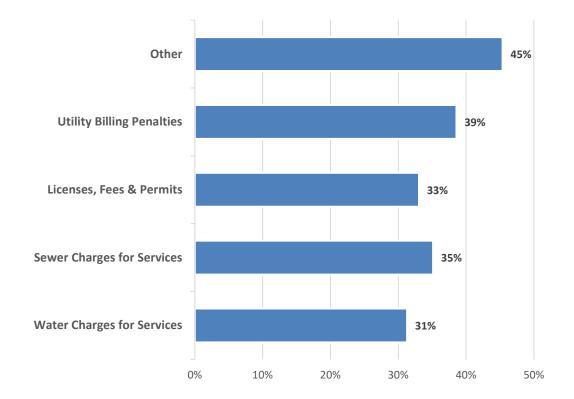
WATER-SEWER FUND

							Growth %
	Jan-2	3		Jan-	-22		
	 WATER		SEWER	WATER		SEWER	Change
# of Accts Residential	12,046		11,319	11,113		10,420	8.51%
# of Accts Commercial	423		379	394		349	7.94%
Consumption-Residential	97,035,840		79,880,873	77,220,170		64,479,068	24.85%
Consumption-Commercial	26,088,620		10,574,549	22,494,410		10,401,990	11.45%
Average Residential Water Consumption	8,049			6,936			16.05%
Billed (\$) Residential	\$ 694,457	\$	711,282	\$ 575,120	\$	610,063	20.75%
Billed (\$) Commercial	\$ 248,562	\$	123,095	\$ 213,353	\$	95,961	16.50%
Total Billed (\$)	\$ 943,019	\$	834,377	\$ 788,473	\$	706,024	18.93%

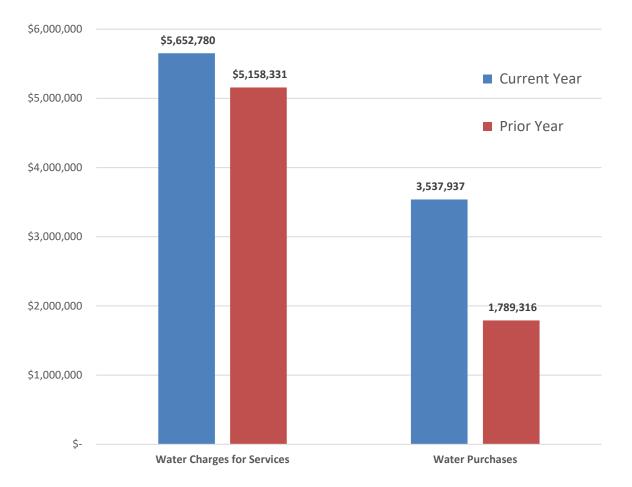
	Ave	rage rainfall for	January is 2.63		
	Feb-22	2.03	Feb-21	2.22	
	Mar-22	2.12	Mar-21	3.03	
	Apr-22	2.54	Apr-21	4.5	
	May-22	3.00	May-21	7.77	
	Jun-22	2.64	Jun-21	2.15	
Rainfall	Jul-22	0.41	Jul-21	2.98	
	Aug-22	10.68	Aug-21	4.82	
	Sep-22	2.64	Sep-21	0.14	
	Oct-22	2.97	Oct-21	2.60	
	Nov-22	5.82	Nov-21	2.92	
	Dec-22	3.43	Dec-21	0.76	
	Jan-23	1.29	Jan-22	0.20	

	Average Monthly	Average Cumulative
October	11.5%	11.5%
November	6.8%	18.3%
December	5.3%	23.7%
January	4.3%	27.9%
February	4.4%	32.3%
March	4.3%	36.7%
April	5.9%	42.6%
May	7.1%	49.7%
June	8.8%	58.6%
July	12.3%	70.9%
August	16.3%	87.2%
September	12.8%	100.0%

WATER/SEWER 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



SOLID WASTE FUND

		iginal udget	Budge Adjustm		Amended Budget		rrent Year ID Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES													
Sanitation Charges for Services	2,	,158,200		-	2,158,200		741,472	-	1,416,728	34%		580,898	28%
Interest Income		-		-	-		551	-	(551)	0%		-	0%
Transfer In	1,	,750,000		-	1,750,000		-	-	1,750,000	0%		-	0%
Total Revenues	\$3,	,908,200	\$	- \$	3,908,200	\$	742,024	\$ -	\$ 3,166,176	19%		\$ 580,898	28%
EXPENDITURES			4	4		4	10 505	A A A A A A A A A A	1 700 000	20/			221
Administration		,750,000	Ş	- \$, ,	\$	18,505	\$ 31,495	1,700,000	3%		-	0%
Sanitation Collection	2,	,158,200		-	2,158,200		550,869	-	1,607,331	26%		430,389	28%
Transfer Out	\$ 3,	-	ć	- - \$	-	ć	-	- 	- 	0%		- \$ 430.389	0% 32%
Total Expenses	Ş 3,	,908,200	Ş	- Ş	3,908,200	Ş	569,374	\$ 31,495	\$ 3,307,331	15%		\$ 430,389	32%
REVENUE OVER (UNDER) EXPENDITURES	\$	-	\$	- \$	-	\$	172,650					\$ 150,510	
Beginning Working Capital October 1					-	\$	-						
Ending Working Capital				\$		\$	172,650					\$ 150,510	

Notes



DEBT SERVICE FUND

		Original	Bud	get	Amende	d	C	urrent Year	Currer	nt Year	Cı	urrent Remaining				Prior Year	Change from
		Budget	Adjust	ment	Budget		١	YTD Actual	Encum	brances	I	Budget Balance	YTD Percent	Note	Y	'TD Actual	Prior Year
REVENUES																	
	ć	75,000	ć	- \$		- 000	ć	61 449	ć		ć	12 552	930/		ć	26.245	70%
Property Taxes-Delinquent Property Taxes-Current	\$	75,000 12,605,972	Ş	- >	12,60	5,000	\$	61,448 10,429,204	Ş	-	\$	13,552 2,176,768	82% 83%	1	\$	36,245 9,184,727	70% 14%
Taxes-Penalties		12,005,972		-	12,003	0,97Z		10,429,204 5,003		-		(5,003)	83% 0%	1		9,184,727 6,854	-27%
Interest Income		- 20,000		-	2	-),000		5,003 44,801		-			224%			0,854 7,748	-27% 478%
Transfer In		20,000		-	20	,000		44,801		-		(24,801)	0%			7,748 428,581	-100%
Total Revenues	ć	- 12,700,972	ć		12,70	-	Ś	-	ć	-	Ś	2,160,516	83%	-	ć	-	-100%
lotal Revenues	\$	12,700,972	\$	- \$	12,700	J,972	Ş	10,540,456	Ş	-	Ş	2,160,516	83%	-	\$	9,664,156	9%
EXPENDITURES																	ł
Professional Services	\$	-	\$	- \$		-	\$	-	\$	-	\$	-	0%	Π	\$	-	0%
Bond Administrative Fees		20,000		0	20	0,000		500		0		19,500	3%			600	-17%
2013 GO Refunding Bond		180,000		0	180	0,000		0		0		180,000	0%			0	0%
2014 GO Bond Payment		315,000		0	31	5,000		0		0		315,000	0%			0	0%
2015 GO Bond Payment		1,309,200		0	1,30	9,200		0		0		1,309,200	0%			0	0%
2015 CO Bond Payment		465,000		0	46	5,000		0		0		465,000	0%			0	0%
2016 GO Debt Payment		0		0		0		0		0		-	0%	3		0	0%
2016 CO Debt Payment		80,000		0	80	0,000		0		0		80,000	0%			0	0%
2017 CO Debt Payment		85,000		0	8	5,000		0		0		85,000	0%	<u>≻</u> 2		0	0%
2018 GO Debt Payment		145,000		0	14	5,000		0		0		145,000	0%			0	0%
2018 CO Debt Payment		475,000		0	47	5,000		0		0		475,000	0%			0	0%
2019 CO Debt Payment		399,806		0	399	9,806		0		0		399,806	0%			0	0%
2019 GO Debt Payment		160,000		0	16	0,000		0		0		160,000	0%			0	0%
2020 CO Debt Payment		255,000		0	25	5,000		0		0		255,000	0%			0	0%
2021 CO Debt Payment		245,000		0	24	5,000		0		0		245,000	0%			0	0%
2021 GO Debt Payment		1,225,000		0	1,22	5,000		0		0		1,225,000	0%			0	0%
2022 GO Debt Payment		1,890,000		0	1,890	0,000		0		0		1,890,000	0%	μ		0	0%
Bond Interest Expense		5,662,157		0	5,66	2,157		0		0		5,662,157	0%			0	0%
Total Expenditures	\$	12,911,163	\$	- \$	12,91	L,163	\$	500	\$	-	\$	12,910,663	0%]	\$	600	-17%
REVENUE OVER (UNDER) EXPENDITURES	\$	(210,191)	\$	- \$	(21)),191)	\$	10,539,956							\$	9,663,556	
Beginning Fund Balance October 1					683	3,357		683,357								2,619,367	
Ending Fund Balance Current Month				ç	4 73	3,166	\$	11,223,313							\$	12,282,923	

Notes

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

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

3 No principal payment until 2026.

CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT

	Original		Budget	Amended		irrent Year	Current Ye		Current Remaining			Prior Year	Change from
	Budget	Ad	ljustment	Budget	Y	TD Actual	Encumbran	ces	Budget Balance	YTD Percent	Note	YTD Actual	Prior Year
REVENUES													
Sales Tax - Town	\$ 2,741,662	\$	- \$	2,741,662	\$	858,760	\$	- :	\$ 1,882,902	31%		\$ 843,154	2%
Interest Income	1,200		-	1,200		211		-	989	18%		220	-4%
Other	-		-	-		-		-	-	0%		-	0%
Total Revenue	\$ 2,742,862	\$	- \$	2,742,862	\$	858,972	\$	- :	\$ 1,883,890	31%		\$ 843,374	2%
EXPENDITURES													
Personnel	\$ 2,711,865	\$	- \$	2,711,865	\$	927,215	\$		\$ 1,784,650	34%		\$ 665,033	39%
Other	1,200		-	1,200		(9,299)		-	10,499	-775%		8	-120236%
Total Expenditures	\$ 2,713,065	\$	- \$	2,713,065	\$	917,916	\$	- :	\$ 1,795,149	34%] [\$ 665,041	38%
REVENUE OVER (UNDER) EXPENDITURES	\$ 29,797	\$	- \$	29,797	\$	(58,945)						\$ 178,334	
Beginning Fund Balance October 1				453,711		453,711						302,439	
Ending Fund Balance Current Month			\$	483,508	\$	394,766					•	\$ 480,773	

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

	Original Budget	Budge Adjustm		Amended Budget	urrent Year TD Actual	ent Year nbrances	nt Remaining get Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES											
Sales Tax - Town	\$ 2,710,483	\$	- \$	2,710,483	\$ 857,709	\$ -	\$ 1,852,774	32%		\$ 840,624	2%
Interest Income	600		-	600	690	-	(90)	115%		111	521%
Other	-		-	-	-	-	-	0%		-	0%
Total Revenue	\$ 2,711,083	\$	- \$	2,711,083	\$ 858,399	\$ -	\$ 1,852,684	32%		\$ 840,735	2%
EXPENDITURES											
Personnel	\$ 2,682,642	\$	- \$	2,682,642	\$ 824,020	\$ -	\$ 1,858,622	31%		\$ 796,620	3%
Other	2,400		-	2,400	(9,299)	-	11,699	-387%		8	-120236%
Total Expenditures	\$ 2,685,042	\$	- \$	2,685,042	\$ 814,721	\$ -	\$ 1,870,321	30%		\$ 796,628	2%
REVENUE OVER (UNDER) EXPENDITURES	\$ 26,041	\$	- \$	26,041	\$ 43,678					\$ 44,107	
Beginning Fund Balance October 1				457,409	457,409					203,982	
Ending Fund Balance Current Month			\$	483,450	\$ 501,087					\$ 248,089	_

VEHICLE AND EQUIPMENT REPLACEMENT FUND

		Original		Budget	Amended	C	urrent Year	(Current Year	Cu	urrent Remaining			Р	rior Year	Change from
		Budget		djustment	Budget		YTD Actual		ncumbrances		Budget Balance	YTD Percent	Note		TD Actual	Prior Year
					5						5					
REVENUES																
Grant Revenue	\$	-	\$	- \$	-	\$	-	\$	-	\$	-	0%		\$	-	0%
Other Reimbursements		150,000		-	150,000		-		-		150,000	0%			-	0%
Interest Income		25,000		-	25,000		35,576		-		(10,576)	142%			5,394	560%
Charges for Services		1,385,257		-	1,385,257		461,752		-		923,505	33%			390,066	18%
Total Revenue	\$	1,560,257	\$	- \$	1,560,257	\$	497,328	\$	-	\$	1,062,929	32%		\$	395,460	26%
EXPENDITURES	~	754 400	~	4C 425 ¢	000 225	\$	54.045	~	50.353	~	600.020	14%		\$	202 447	-87%
Vehicle Replacement	\$	754,100	Ş	46,135 \$	800,235	Ş	51,045	Ş	59,252	Ş	689,938			Ş	392,447	-87%
Equipment Replacement		170,906		-	170,906		9,461		-		161,445	6%			-	
Technology Replacement	6	293,200	ć	69,277	362,477	ć	-	ć	69,277	Ś	293,200	19%	-	ć	118,628	-100%
Total Expenditures	\$	1,218,206	\$	115,412 \$	1,333,618	Ş	60,506	Ş	128,529	Ş	1,144,583	14%]	\$	511,075	-88%
REVENUE OVER (UNDER) EXPENDITURES	\$	342,051	\$	(115,412) \$	226,639	\$	436,822							\$	(115,615)	
Beginning Fund Balance October 1					3,957,862		3,957,862								3,957,862	
Ending Fund Balance Current Month				\$	4,184,501	\$	4,394,684	-						\$	3,842,247	

Notes

STORM DRAINAGE UTILITY FUND

Ori	iginal	D.	idaot	٨٣	andad	(Jurront Voor		Curront Voor	Curr	ont Pompining			Dr	ior Voor	Change from
	-		-								-		Nata			-
В	udget	Adju	stment	В	laget		Y ID Actual	EI	ncumprances	Вι	luget Balance	YID Percent	Note	ΎΙ	D'ACLUAI	Prior Year
\$	825,000	\$	-	\$	825,000	\$	280,850	\$	-	\$	544,150	34%		\$	260,042	8%
	3,000		-		3,000		-		-		3,000	0%			928	-100%
	1,800		-		1,800		(857)		-		2,657	-48%			1,053	-181%
	-		-		-		-		-		-	0%			531,449	-100%
	-		-		-		2,096		-		(2,096)	0%			-	0%
\$	829,800	\$	-	\$	829,800	\$	282,090	\$	-	\$	547,711	34%		\$	793,472	-64%
\$	181,914	\$	-	\$	181,914	\$	52,832	\$	-	\$	129,082	29%		\$	42,959	23%
	217,575		-		217,575		8,486		-		209,089	4%	2		-	0%
	288,177		82,706		370,883		25,191		32,506		313,187	16%			34,811	-28%
	107,996		-		107,996		35,999		-		71,997	33%	1		368,365	-90%
\$	795,662	\$	82,706	\$	878,368	\$	122,508	\$	32,506	\$	723,355	18%		\$	446,135	-73%
\$	34,138	\$	(82,706)	\$	(48,568)	\$	159,582							\$	347,337	
					816,012		816,012								632,579	
								-								
				\$	767,444	\$	975,594	-						\$	979,916	
	\$ \$ \$ \$	3,000 1,800 - - \$ 829,800 \$ 181,914 217,575 288,177 107,996 \$ 795,662	Budget Adju \$ 825,000 \$ 3,000 1,800 - - - - \$ 829,800 \$ \$ 181,914 \$ \$ 181,914 \$ \$ 183,917 107,996 \$ 795,662 \$	Budget Adjustment \$ 825,000 \$ - 3,000 - - - 1,800 - - - \$ 829,800 \$ - \$ 829,800 \$ - \$ 181,914 \$ - \$ 181,914 \$ - \$ 181,914 \$ - \$ 181,914 \$ - \$ 181,914 \$ - \$ 795,662 \$ 82,706	Budget Adjustment Budget \$ 825,000 \$ - \$ 3,000 - - - - 1,800 - - - - \$ 829,800 \$ - \$ - \$ 829,800 \$ - \$ - \$ 829,800 \$ - \$ - \$ 181,914 \$ - \$ - \$ 181,917 82,706 - \$ \$ 795,662 \$ 82,706 \$	Budget Adjustment Budget \$ 825,000 \$ - \$ 825,000 3,000 - - 3,000 1,800 1,800 - - 1,800 - - - - \$ 829,800 \$ - \$ \$ 829,800 \$ - \$ \$ 829,800 \$ - \$ \$ 829,800 \$ - \$ \$ 829,800 \$ - \$ 829,800 \$ 181,914 \$ - \$ 181,914 \$ 181,914 \$ - \$ 1217,575 \$ 288,177 82,706 \$ 878,368 \$ 795,662 \$ 82,706 \$ 878,368 \$ 34,138 \$ (82,706) \$ (48,568) 816,012	Budget Adjustment Budget \$ 825,000 \$ - \$ 825,000 \$ \$ 825,000 \$ - \$ 3,000 \$ 1,800 - 1,800 - 1,800 - - - - - - - - - \$ 829,800 \$ - \$ 829,800 \$ \$ 829,800 \$ - \$ 829,800 \$ \$ 181,914 \$ - \$ 217,575 - 217,575 288,177 82,706 370,883 - 107,996 - 107,996 \$ 795,662 \$ 82,706 \$ 878,368 \$ \$ 34,138 \$ (82,706) \$ (48,568) \$	Budget Adjustment Budget YTD Actual \$ 825,000 \$ - \$ 280,850 3,000 - 3,000 - 3,000 - 1,800 - 1,800 (857) - - - - - - - 2,096 \$ 282,000 \$ 282,090 \$ 829,800 \$ - \$ 829,800 \$ 282,090 \$ 181,914 \$ - \$ 181,914 \$ 52,832 217,575 - 217,575 8,486 288,177 82,706 370,883 25,191 107,996 - 107,996 35,999 \$ 795,662 \$ 82,706 \$ 878,368 \$ 122,508 \$ 34,138 \$ (82,706) \$ (48,568) \$ 159,582 \$ 34,138 \$ 82,706 \$ 816,012 816,012	Budget Adjustment Budget YTD Actual E \$ 825,000 \$ - \$ 825,000 \$ 280,850 \$ 3,000 - 3,000 - 3,000 - - 1,800 - 1,800 (857) - - - - - - - - - - - -	Budget Adjustment Budget YTD Actual Encumbrances \$ 825,000 \$ - \$ 280,850 \$ - 3,000 - 3,000 - 3,000 - - 1,800 - 1,800 (857) - - - - - - - - - - - \$ 829,800 \$ - \$ 220,96 - - \$ 829,800 \$ - \$ 2282,090 \$ - \$ 181,914 \$ - \$ 2282,090 \$ - \$ 181,914 \$ - \$ 217,575 8,486 - 288,177 82,706 370,883 25,191 32,506 107,996 - 107,996 35,999 - \$ 795,662 \$ 82,706 \$ 878,368 122,508 32,506	Budget Adjustment Budget YTD Actual Encumbrances Budget \$ 825,000 \$ - \$ 280,850 \$ - \$ \$ 3,000 - 3,000 - 3,000 - \$ \$ 1,800 - 1,800 (857) - - - - - - 2,096 - - - - - - 220,980 \$ - \$ \$ 829,800 \$ - \$ 282,090 \$ - \$ \$ 181,914 \$ - \$ 217,575 - \$ \$ \$ 181,914 \$ - \$ 370,883 25,191 32,506 \$ \$ 107,996 - 107,996 35,999 - - \$ \$ 34,138 \$ (82,706) \$ 878,368 \$ 159,582 </td <td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance \$ 825,000 \$ - \$ 825,000 \$ 280,850 \$ - \$ 544,150 3,000 - 3,000 - 3,000 - 3,000 1,800 - 1,800 (857) - 2,657 - - - 2,096 - (2,096) \$ 829,800 \$ 282,900 \$ \$ \$ \$ 181,914 \$ - \$ 220,900 \$ \$ \$ \$ 181,914 \$ - \$ 217,575 \$ \$ \$ 129,082 217,575 - 217,575 \$ 8,486 - 209,089 288,177 82,706 370,883 25,191 32,506 313,187 107,996 - 107,996 35,999 - 71,997 \$</td> <td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent \$ 825,000 \$ - \$ 825,000 \$ - \$ 544,150 34% 3,000 - 3,000 - - 3,000 0% 1,800 - 1,800 (857) - 2,657 -48% - - - - - 0% - 0% - - - 2,096 - \$ 544,150 34% - - - - - - 0% - 48% - - - - - 0% - 9% 9% - 9% 547,711 34% \$ 181,914 \$ - \$ 129,082 29% 29% \$ 181,914 \$ - \$ 129,082 29% 2% 28,177 82,706</td> <td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note \$ 825,000 \$ - \$ 825,000 \$ 280,850 \$ - \$ 544,150 34% 3,000 - 3,000 - 3,000 0% - 3,000 0% 1,800 - 1,800 (857) - 2,657 -48% - - - - - 0% - 0% - - - - - - 0% - - 0% - - - - - - - 0% - - 0% - - - 2,096 - \$ 547,711 34% - 2 29% 29% 2 2 2% 2 2% 2 2% 2 2% 2 2% 2 2% 2<td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note YT \$ 825,000 \$ - \$ 544,150 34% \$ \$ \$ \$ \$ \$ 544,150 34% \$ <</td><td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note YTD Actual \$ 825,000 \$ - \$ 544,150 34% \$ \$ 260,042 3,000 - 3,000 - - 3,000 0% 928 1,800 - 1,800 (857) - 2,057 -48% 1,053 - - - 2,096 - 0% 531,449 - - 2,096 - \$ 547,711 34% \$ 829,800 \$ 282,990 \$ \$ \$ 547,711 34% \$ 181,914 \$ - \$ \$ 52,832 \$ \$ \$ 979,472 \$ 181,914 \$ - \$ 70,883 25,191 32,506 313,187 16% 3 \$ 107,996 - 107,996 35,999 <td< td=""></td<></td></td>	Budget Adjustment Budget YTD Actual Encumbrances Budget Balance \$ 825,000 \$ - \$ 825,000 \$ 280,850 \$ - \$ 544,150 3,000 - 3,000 - 3,000 - 3,000 1,800 - 1,800 (857) - 2,657 - - - 2,096 - (2,096) \$ 829,800 \$ 282,900 \$ \$ \$ \$ 181,914 \$ - \$ 220,900 \$ \$ \$ \$ 181,914 \$ - \$ 217,575 \$ \$ \$ 129,082 217,575 - 217,575 \$ 8,486 - 209,089 288,177 82,706 370,883 25,191 32,506 313,187 107,996 - 107,996 35,999 - 71,997 \$	Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent \$ 825,000 \$ - \$ 825,000 \$ - \$ 544,150 34% 3,000 - 3,000 - - 3,000 0% 1,800 - 1,800 (857) - 2,657 -48% - - - - - 0% - 0% - - - 2,096 - \$ 544,150 34% - - - - - - 0% - 48% - - - - - 0% - 9% 9% - 9% 547,711 34% \$ 181,914 \$ - \$ 129,082 29% 29% \$ 181,914 \$ - \$ 129,082 29% 2% 28,177 82,706	Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note \$ 825,000 \$ - \$ 825,000 \$ 280,850 \$ - \$ 544,150 34% 3,000 - 3,000 - 3,000 0% - 3,000 0% 1,800 - 1,800 (857) - 2,657 -48% - - - - - 0% - 0% - - - - - - 0% - - 0% - - - - - - - 0% - - 0% - - - 2,096 - \$ 547,711 34% - 2 29% 29% 2 2 2% 2 2% 2 2% 2 2% 2 2% 2 2% 2 <td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note YT \$ 825,000 \$ - \$ 544,150 34% \$ \$ \$ \$ \$ \$ 544,150 34% \$ <</td> <td>Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note YTD Actual \$ 825,000 \$ - \$ 544,150 34% \$ \$ 260,042 3,000 - 3,000 - - 3,000 0% 928 1,800 - 1,800 (857) - 2,057 -48% 1,053 - - - 2,096 - 0% 531,449 - - 2,096 - \$ 547,711 34% \$ 829,800 \$ 282,990 \$ \$ \$ 547,711 34% \$ 181,914 \$ - \$ \$ 52,832 \$ \$ \$ 979,472 \$ 181,914 \$ - \$ 70,883 25,191 32,506 313,187 16% 3 \$ 107,996 - 107,996 35,999 <td< td=""></td<></td>	Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note YT \$ 825,000 \$ - \$ 544,150 34% \$ \$ \$ \$ \$ \$ 544,150 34% \$ <	Budget Adjustment Budget YTD Actual Encumbrances Budget Balance YTD Percent Note YTD Actual \$ 825,000 \$ - \$ 544,150 34% \$ \$ 260,042 3,000 - 3,000 - - 3,000 0% 928 1,800 - 1,800 (857) - 2,057 -48% 1,053 - - - 2,096 - 0% 531,449 - - 2,096 - \$ 547,711 34% \$ 829,800 \$ 282,990 \$ \$ \$ 547,711 34% \$ 181,914 \$ - \$ \$ 52,832 \$ \$ \$ 979,472 \$ 181,914 \$ - \$ 70,883 25,191 32,506 313,187 16% 3 \$ 107,996 - 107,996 35,999 <td< td=""></td<>

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.

Item 3.

PARK DEDICATION AND IMPROVEMENT FUNDS

	Original Budget	Budge Adjustm		Amended Budget	Current Year YTD Actual		t Year rances	Current Remaining Budget Balance		YTD Percent	Note	Prior Year YTD Actual		Change from Prior Year
	 buuget	Aujustii	ent	Duuget	TTD Actual	LIICUIIID	ances	Du		TIDFeitent	NOLE		DActual	FIIOI Teal
REVENUES														
Park Dedication-Fees	\$ 964,000	\$	- \$	964,000	\$ -	\$	-	\$	964,000	0%		\$	-	0%
Park Dedication - Transfers In	-		-	-	-		-		-	0%			-	0%
Park Improvements	873,000		-	873,000	-		-		873,000	0%			71,129	-100%
Contributions/Grants	200,550		-	200,550	-		-		200,550	0%			-	0%
Interest-Park Dedication	2,000		-	2,000	7,567		-		(5,567)	378%			2,650	186%
Interest-Park Improvements	4,050		-	4,050	9,757		-		(5,707)	241%			1,382	606%
Total Revenue	\$ 2,043,600	\$	- \$	2,043,600	\$ 17,324	\$	-	\$	2,026,276	1%		\$	75,161	-77%
EXPENDITURES														
Cockrell Park Trail Connection	\$ -	\$	- \$	-	\$ -	\$	-	\$	-	0%		\$	-	0%
Park Dedication Land Acquisition	-		-	-	-		-		-	0%			-	0%
Hike & Bike Master Plan	-		-	-	-		-		-	0%			-	0%
Hays Park	-		-	-	-		-		-	0%			35,560	-100%
Pecan Grove H&B Trail	-		-	-	-		-		-	0%			-	0%
Pecan Grove Park	-	79	98,971	798,971	-	8	823,346		(24,375)	103%			-	0%
Windsong Neighborhood Park	100,000		-	100,000	-		-		100,000	0%			-	0%
Capital (Misc. small projects)	-		-	-	-		-		-	0%			-	0%
Total Expenses	\$ 100,000	\$ 79	98,971 \$	898,971	\$ -	\$ 8	823,346	\$	75,625	92%		\$	35,560	-100%
EVENUE OVER (UNDER) EXPENDITURES	\$ 1,943,600	\$ (79	98,971) \$	1,144,630	\$ 17,324									
eginning Fund Balance October 1				2,140,734	2,140,734								2,660,035	
nding Fund Balance Current Month			<u></u>	3,285,364	\$ 2,158,058							\$	2,660,035	

Notes

TIRZ #1 - BLUE STAR

	Original	riginal Budget		Amended		Current Year		rent Remaining			Prior Year		Change from
	Budget	Adjustment		Budget	```	TD Actual	Budget Balance		YTD Percent	Note	YTD Actual		Prior Year
REVENUES													
Impact Fee Revenue:													
Water Impact Fees	\$ -	\$	- \$	-	\$	-	\$	-	0%		\$	42,790	-100%
Wastewater Impact Fees	-		-	-		40,191		(40,191)	0%			152,952	-74%
East Thoroughfare Impact Fees	200,000		-	200,000		-		200,000	0%			88,715	-100%
Property Taxes - Town (Current)	824,243		-	824,243		-		824,243	0%			-	0%
Property Taxes - Town (Rollback)	-		-	-		-		-	0%			-	0%
Property Taxes - County (Current)	184,704		-	184,704		-		184,704	0%			-	0%
Sales Taxes - Town	1,024,068		-	1,024,068		307,274		716,794	30%			266,414	15%
Sales Taxes - EDC	857,656		-	857,656		257,342		600,314	30%			223,122	15%
Interest Income	6,000		-	6,000		12,000		(6,000)	200%			1,402	756%
Transfer In	-		-	-		-		-	0%			-	0%
Total Revenue	\$ 3,096,671	\$	- \$	3,096,671	\$	616,807	\$	2,479,864	20%]	\$	775,395	-20%
EXPENDITURES													
Professional Services	\$ 6,000	\$	- \$	6,000	\$	-	\$	6,000	0%		\$	-	0%
Developer Rebate	3,090,671		-	3,090,671		-	\$	3,090,671	0%			1,207,639	-100%
Transfers Out	-			-		-	\$	-	0%			-	0%
Total Expenses	\$ 3,096,671	\$	- \$	3,096,671	\$	-	\$	3,096,671	0%	1	\$	1,207,639	-100%
REVENUE OVER (UNDER) EXPENDITURES			\$	-	\$	616,807					\$	(432,243)	
Beginning Fund Balance October 1				1,392,520		1,392,520						301,260	
Ending Fund Balance Current Month			\$	1,392,520	\$	2,009,327					\$	(130,983)	

TIRZ #2

	(Original	Budge	et A	mended	Cu	rrent Year	Curre	ent Remaining			Prior Ye	ar	Change from
		Budget	Adjustm	ent	Budget	ΥT	D Actual	Buc	lget Balance	YTD Percent	Note	YTD Act	ual	Prior Year
REVENUES														
Property Taxes - Town (Current)	\$	33,166	\$	- \$	33,166	\$	-	\$	33,166	0%		\$	-	0%
Property Taxes - Town (Rollback)		-		-	-		-		-	0%			-	0%
Property Taxes - County (Current)		7,432		-	7,432		-		7,432	0%			-	0%
Sales Taxes - Town		-		-	-		-		-	0%			-	0%
Sales Taxes - EDC		-		-	-		-		-	0%			-	0%
Interest Income		75		-	75		202		(127)	269%			35	479%
Total Revenue	\$	40,673	\$	- \$	40,673	\$	202	\$	40,471	0%		\$	35	479%
EXPENDITURES														
Professional Services	\$	-	\$	- \$	-	\$	-		-	0%		\$	-	0%
Developer Rebate		40,673		-	40,673		-		40,673	0%			-	0%
Transfers Out		-		-	-		-		-	0%			-	0%
Total Expenditures	\$	40,673	\$	- \$	40,673	\$	-	\$	40,673	0%		\$	-	0%
REVENUE OVER (UNDER) EXPENDITURES				\$	-	\$	202					\$	35	
Beginning Fund Balance October 1					24,835		24,835					2	5,189	
Ending Fund Balance Current Month				\$	24,835	\$	25,037	-				\$ 2	5,224	

WATER IMPACT FEES FUND

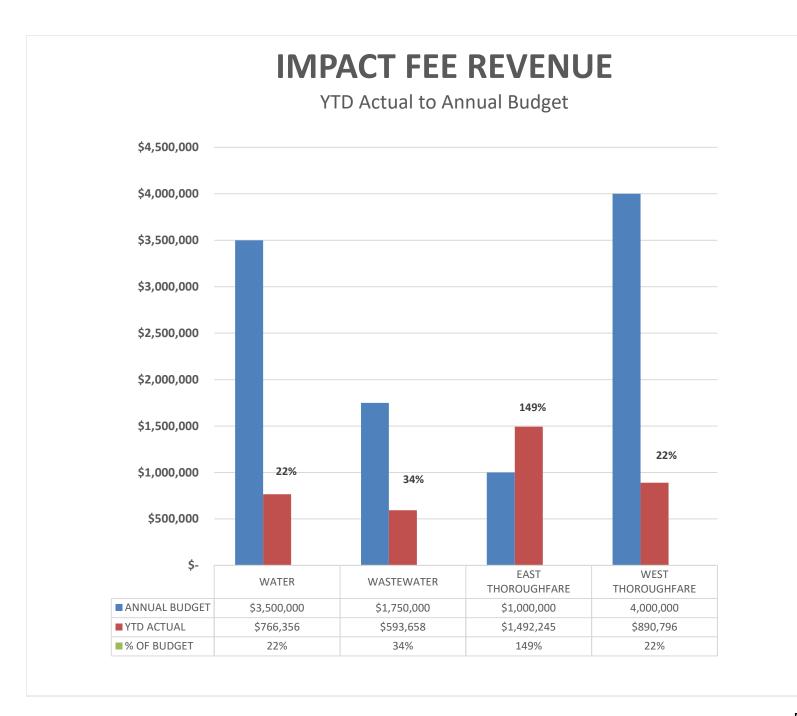
		Project Budget	C	urrent Year Original Budget		urrent Year Budget djustment		Current Year Amended Budget	Ci	urrent Year Actual	Current Year Encumbrances		urrent Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES															
Impact Fees Water			\$	3,500,000	\$	-	\$	3,500,000	\$	766,356					
Interest Income				45,000		-		45,000		43,909					
Total Revenues			\$	3,545,000	\$	-	\$	3,545,000	\$	810,265					
EXPENDITURES															
Developer Reimbursements															
Parks at Legacy Developer Reimb		250,000		250,000		-		250,000		-			250,000	-	250,000
Star Trail Developer Reimb		367,000		367,000		-		367,000		-			367,000	-	367,000
Victory at Frontier Developer Reimb		42,000		42,000		-		42,000		-			42,000	-	42,000
Westside Developer Reimb		-		-		-		-		-			-	-	-
TVG Windsong Developer Reimb		625,000		625,000		-		625,000		-			625,000	-	625,000
Total Developer Reimbursements	\$	1,284,000	\$	1,284,000	\$	-	\$	1,284,000	\$	-	\$.	\$	1,284,000	\$ - \$	1,284,000
Capital Expenditures															
12" Water Line - DNT		200,000		24,250		85,042		109,292		5,196	79,846		24,250	90,708	109,292
Lower Pressure Plane Easements		1,000,000		1,400,000		-		1,400,000		-			1,400,000	-	1,000,000
Lower Pressure Plane		3,100,000		3,200,000		-		3,200,000		-			3,200,000	-	3,100,000
Total Projects	\$	4,300,000	\$	4,624,250	\$	85,042	\$	4,709,292	\$	5,196	\$ 79,846	\$	4,624,250	\$ 90,708	
Transfer to CIP Fund		_		_		_		_		_			_		
Total Transfers Out	Ś	-	\$	-	ć	-	\$		Ś		ć .	\$	-	\$ - 5	
	Ş	-	ç		Ş		Ş		ç		<u>ې</u>	Ş		<u>, - ,</u>	
Total Expenditures	\$	5,584,000	\$	5,908,250	\$	85,042	\$	5,993,292	\$	5,196	\$.			\$ 90,708	5,493,292
REVENUE OVER (UNDER) EXPENDITURES							\$	(2,448,292)	\$	805,068					
Beginning Fund Balance October 1								4,366,761		4,366,761					
Ending Fund Balance Current Month						-	\$	1,918,469	\$	5,171,829					

WASTEWATER IMPACT FEES FUND

		С	urrent Year	С	urrent Year	C	urrent Year						Project
	Project		Original		Budget		Amended	C	urrent Year	Current Year	Current Remaining	Prior Years	Budget
	 Budget		Budget	A	djustment		Budget		Actual	Encumbrances	Budget Balance	Expenditure	Balance
REVENUES													
Impact Fees Wastewater		Ś	1,750,000	Ś	-	Ś	1,750,000	\$	593,658				
Interest Income			14,625	•	-		14,625		20,502				
Upper Trinity Equity Fee			300,000		-		300,000		62,000				
Total Revenues		\$	2,064,625	\$	-	\$	2,064,625	\$	676,160				
EXPENDITURES													
Developer Reimbursements													
TVG Westside Utility Developer Reimb	350,000		350,000		-		350,000		-	-	350,000	-	350,000
Prosper Partners Utility Developer Reimb	100,000		100,000		-		100,000		-	-	100,000		100,000
Frontier Estates Developer Reimb	25,000		25,000		-		25,000		-	-	25,000	-	25,000
LaCima Developer Reimb	20,000		20,000		-		20,000		-	-	20,000	-	20,000
Brookhollow Developer Reimb	100,000		100,000		-		100,000		-	-	100,000	-	100,000
TVG Windsong Developer Reimb	700,000		700,000		-		700,000		-	-	700,000	-	700,000
All Storage Developer Reimb	50,000		50,000		-		50,000		-	-	50,000	-	50,000
Legacy Garden Developer Reimb	 60,000		60,000		-		60,000		-	-	60,000	-	60,000
Total Developer Reimbursements	\$ 1,405,000	\$	1,405,000	\$	-	\$	1,405,000	\$	-	\$-	\$ 1,405,000	\$-	\$ 1,405,000
Capital Expenditures													
Doe Branch Wastewater Lines	 475,000		212,000		314,400		526,400		47,000	267,400	212,000	48,600	163,400
Total Projects	\$ 475,000	\$	212,000	\$	314,400	\$	526,400	\$	47,000	\$ 267,400	\$ 212,000	\$ 48,600	\$ 163,400
Transfer to CIP Fund	-		-		-		-		-	-			
Total Transfers Out	\$ -	\$	-	\$	-	\$	-	\$	-	\$-	\$ -	\$-	\$ -
Total Expenditures	\$ 1,880,000	\$	1,617,000	\$	314,400	\$	1,931,400	\$	47,000	\$ 267,400	\$ 1,617,000	\$ 48,600	\$ 1,568,400
REVENUE OVER (UNDER) EXPENDITURES						\$	133,225	\$	629,160				
Beginning Fund Balance October 1							2,733,394		2,733,394				
Ending Fund Balance Current Month						\$	2,866,619	\$	3,362,554				

THOROUGHFARE IMPACT FEES FUND

		Project Budget	(Current Year Original Budget		irrent Year Budget djustment	C	Current Year Amended Budget	C	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES East Thoroughfare Impact Fees			\$	1,000,000	\$	-	\$	1,000,000	\$	1,492,245				
East Thoroughfare Other Revenue				-		-		-		-				
West Thoroughfare Impact Fees				4,000,000		-		4,000,000		890,796				
West Thoroughfare Other Revenue				-		-		-		-				
Interest-East Thoroughfare Impact Fees				14,000		-		14,000		21,583				
Interest-West Thoroughfare Impact Fees			_	45,000	<u>,</u>	-	~	45,000	<u>,</u>	44,163	-			
Total Revenues			Ş	5,059,000	Ş	-	\$	5,059,000	\$	2,448,789	-			
EXPENDITURES														
East														
FM 1461 (SH289-CR 165)		175,000		175,000		-		175,000		77,074	-	97,927	154,147	(56,221)
Coleman Median Landscape (Talon-Victory)		30,000				-				-	-		25,200	4,800
Coit Road (First - Frontier)		1,289,900		50,000		364,755		414,755		-	364,755	50,000	925,776	(630)
Transfer to Capital Project Fund		1,820,000		1,820,000				1,820,000		95,300	-	1,724,700	525,775	1,724,700
Total East	Ś	3,314,900	Ś	2,045,000	Ś	364,755	Ś	2,409,755	Ś	172,374	\$ 364,755	\$ 1,872,627	\$ 1,105,123 \$	1,672,650
West		-, ,	Ŧ	_,,	Ŧ	,	Ŧ	_,,	Ŧ		÷ ••••)••••	+ _/•: _/•_:	-,	_/
Teel 380 Intersection Improvements		100,000		0		1,000		1,000		358,413	600	(358,013)	100,985	(359,998)
Fishtrap (Elem-DNT)		6,600,000		6,600,000		_,		6,600,000			-	6,600,000		6,600,000
Traffic Signal		300,000		-		-		-		-	-	-	269,492	30,508
Parks at Legacy Developer Reimb		500,000		500,000		-		500,000		-	-	500,000	-	500,000
Star Trail Developer Reimb		1,500,000		1,500,000		-		1,500,000		-	-	1,500,000	-	1,500,000
Tellus Windsong Developer Reimb		750,000		750,000		-		750,000		-	-	750,000	-	750,000
Legacy Garden Developer Reimb		200,000		200,000		-		200,000		-	-	200,000	-	200,000
Transfer to Capital Project Fund		-		-		-		-		31,025	-	(31,025)		(31,025)
Total West	\$	9,950,000	\$	9,550,000	\$	1,000	\$	9,551,000	\$	389,438	\$ 600	\$ 9,191,987	\$ 370,477 \$	9,220,510
Total Expenditures	\$	13,264,900	\$	11,595,000	\$	365,755	\$	11,960,755	\$	561,812	\$ 365,355	\$ 11,064,614	\$ 1,475,600 \$	10,893,159
REVENUE OVER (UNDER) EXPENDITURES							\$	(6,901,755)	\$	1,886,977				
Beginning Fund Balance October 1								10,678,812		10,678,812				
Ending Fund Balance Current Month							\$	3,777,058	\$	12,565,789				



SPECIAL REVENUE FUNDS

		Original	Budg	get	Amended	C	urrent Year	Current Yea	Cu	urrent Remaining			Prie	or Year	Change from
		Budget	Adjust	ment	Budget	١	TD Actual	Encumbrance	S	Budget Balance	YTD Percent	Note	YTD	Actual	Prior Year
Police Donation Revenue	\$	15,500	\$	- \$	15,500	\$	5,455	\$	- \$	10,045	35%		\$	5,088	7%
Fire Donation Revenue		15,500		-	15,500		5,145		-	10,355	33%			4,856	6%
Child Safety Revenue		28,000		-	28,000		-		-	28,000	0%			1,326	-100%
Court Security Revenue		8,000		-	8,000		3,886		-	4,114	49%			2,209	76%
Court Technology Revenue		7,650		-	7,650		3,233		-	4,417	42%			1,868	73%
Municipal Jury revenue		150		-	150		77		-	73	51%			43	81%
Interest Income		2,425		-	2,425		5,909		-	(3,484)	244%			1,171	405%
Interest Income CARES/ARPA Funds		-		-	-		49,100		-	(49,100)	0%			4,219	1064%
Tree Mitigation		-		-	-		244,038		-	(244,038)	0%			-	0%
Miscellaneous		3,048,165		-	3,048,165		-		-	3,048,165	0%			-	0%
CARES Act/ARPA Funding		-		-	-		-		-	-	0%			-	0%
Transfer In		-		-	-		-		-	-	0%			-	0%
Total Revenue	\$	3,125,390	\$	- \$	3,125,390	\$	316,841	\$	- \$	2,808,549	10%		\$	20,778	1425%
EXPENDITURES															
LEOSE Expenditure	Ś	17,500	Ś	- \$	17,500	\$	3,300	\$	- \$	14,200	19%		Ś	-	0%
Court Technology Expense	Ŷ		Ŷ	-		Ŷ	-	Ŷ	- *		0%		Ŷ	9,288	-100%
Court Security Expense		15,675		-	15,675		50		-	15,625	0%				0%
Police Donation Expense		38,740		-	38,740		-	16,8	12	21,928	43%				0%
Fire Donation Expense		5,387		5,000	10,387		-	6,2		4,153	60%				0%
Child Safety Expense		39,761		19,985	59,746		2,253	19,9		37,508	37%				0%
Tree Mitigation Expense				-			2,235	15,5	-		0%				0%
Police Seizure Expense		12,995		_	12,995		-		-	_	0%			-	0%
CARES Act/ARPA Funding		-		-	-		-		-	-	0%				0%
Transfer Out (Tree Mitigation funds)		_		-	-		-		_	_	0%			-	0%
Total Expenses	\$	130,058	\$	24,985 \$	155,043	\$	5,603	\$ 43,0	31 \$	93,414	31%	-	\$	9,288	-40%
												_			
REVENUE OVER (UNDER) EXPENDITURES	\$	2,995,332	Ş	(24,985) \$	2,970,347	\$	311,239						\$	11,490	
Beginning Fund Balance October 1					817,219		817,219							567,535	
nding Fund Balance Current Month				\$	3,787,566	\$	1,128,458						\$	579,025	

Notes

CAPITAL PROJECTS FUND - GENERAL

	Project Budget	Current Year Original Budget	Current Ye Budget Adjustme		Current Year Amended Budget	C	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES											
Grants		\$	- \$	- \$	-	\$	-				
Contributions/Interlocal Revenue			-	-	-		-				
Bond Proceeds			-	-	-		-				
Interest Income			-	-	-		559,787				
Other Revenue			-	-	-		-				
Transfers In - General Fund			- 1,000	0,000	1,000,000		1,945,121				
Transfers In - Impact Fee Funds			-	-	-		126,325				
*Transfers In/Out - Bond Funds			-	-	-		-				
Total Revenues		\$	\$ 1,000),000 \$	1,000,000	\$	2,631,233				
EXPENDITURES											
Frontier Parkway BNSF Overpass	9,143,771	Ś		-	-		-	-	-	9,345,276	(201,505)
West Prosper Roads	14,168,828				-		-	-	-	14,017,321	151,507
BNSF Quiet Zone First/Fifth	145,000		. 4	1,950	4,950		-	4,950	-	17,146	122,904
Cook Lane (First-End)	20,799			· .	-		-	-	-		20,799
Preston/First Turn Lane	900,000			-	-		-	-		-	900,000
First St (DNT to Coleman)	20,787,000		1,584	1,883	1,584,883		66,292	527,585	991,007	1,540,745	18,652,379
Fishtrap (Elem-DNT) 4 Lanes	30,807,000		26,870	0,802	26,870,802		34,404	26,880,744	(44,346)	3,127,872	763,980
First St (Coit-Custer) 4 Lanes	26,885,000		22,840),969	22,840,969		912,156	21,656,950	271,863	2,744,075	1,571,819
Preston/Prosper Trail Turn Lane	900,000			-	-		-	-	-	-	900,000
Victory Way (Coleman-Frontier)	2,500,000			-	-		-	-	-	-	2,500,000
Craig Street (Preston-Fifth)	3,450,000		- 148	3,005	148,005		29,705	130,800	(12,500)	175,595	3,113,900
Fishtrap Section 1 & 4	778,900			5,000	5,000		5,000	-	-	382,323	391,577
Fishtrap (Teel - Gee Road)	6,425,000		6,02	5,000	6,025,000		168,832	6,025,000	(168,832)	247	230,921
Gee Road (Fishtrap - Windsong)	4,949,000		4,169	9,579	4,169,579		639,277	3,952,272	(421,969)	4,052	353,399
Teel (US 380 Intersection Improvements)	1,280,000		- 200	0,000	200,000		11,265	994,432	(805,697)	106,198	168,105
Coleman (Gorgeous - Prosper Trail)	7,000,000		- 740	0,906	740,906		45,096	695,810	-	120,534	6,138,561
Coleman (Prosper Trail - PHS)	3,420,000			-	-		-	-	-	-	3,420,000
Legacy (Prairie - Fishtrap)	8,225,000		1,133	8,307	1,133,307		198,068	360,239	575,000	235,694	7,431,000
Safety Way	800,000			,000	800,000		-	-	800,000	-	800,000
Gorgeous/McKinley	700,000		- 700	0,000	700,000		-	-	700,000	-	700,000
First Street (Coleman)	500,000		- 500),000	500,000		-	-	500,000	-	500,000
Teel Parkway (US 380 - Fishtrap Rd) NB 2 Lanes (Design)	900,000			5,700	135,700		84,150	51,550	-	82,943	681,357
Total Street Projects	\$ 144,685,298	Ś	\$ 65,859	9,101 Ś	65,859,101	Ś	2,194,243	\$ 61,280,332	\$ 2,384,526	31,900,019 \$	49,310,704

CAPITAL PROJECTS FUND - GENERAL

	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
Downtown Monument	455,000	-	-	-	-	-	-	244,707	210
Turf Irrigation SH289	68,000	-	-	-	-	-	-	48,935	19
US 380 Median Design (Green Ribbon)	821,250		-	-		-	-	65,800	755
Whitley Place H&B Trail Extension	750,000							734,209	15
Whitley Place H&B Trail Extension (Pwr line Esmnt)	280,000	-	-	-	-	-	-	235,202	44
Fanner's Mill Phase 2 Design	1,030,000	-	688,651	688,651	200,077	488,962	(388)	696,070	(355
Lakewood Preserve, Phase 2	3,845,000					131,477	(131,477)		3,71
Pecan Grove Ph II	67,500		4,352	4,352	398	3,954	(101,477)	66,105	5,71
Downtown Pond Improvements	120,000		4,552	4,352	550	5,554		11,760	10
Raymond Park Phase I	1,200,000	-	- 936,986	- 936,986	- 9,669	927,317	-	154,672	10
		-	950,960	930,980	9,009	927,517	-	154,072	
Gee Road Trail Connection	700,000	-	422.250	422.250	-	-	-	-	70
Coleman Median Landscape (Victory-Preston)	650,000	-	432,358	432,358	1,833	434,714	(4,188)	19,783	19
Prosper Trail Median Landscape	275,000	-	146,481	146,481	23,941	125,474	(2,934)	7,352	11
Coleman Median Landscape (Talon-Victory)	454,025		-	-	-	-	-	368,124	8
Total Park Projects	\$ 10,715,775 \$	-	\$ 2,208,828	\$ 2,208,828	\$ 235,918	\$ 2,111,898	\$ (138,988) \$	2,652,718 \$	5,71
PD Car Camera and Body worn Camera System	387,225	-	17,000	17,000	-	17,000	-	-	37
tation #3 Quint Engine	1,350,000	-	118,273	118,273	18,111	58,787	41,375	1,376,727	(10
tation #3 Ambulance	460,000	-	79,251	79,251	1,200	30,262	47,789	415,749	1
itreet Broom	36,900	-	-	-	-	-	-	43,960	(
torm Siren	33,860		-	-		-	-	33,566	
cag Wind Storm Blower	9,300							-	
leavy Duty Trailer	18,250	-	-	-	-	-	-	26,626	
/erti-Cutter	12,000		_		-		-	19,908	Č
ikid Steer	81,013		_		-		-	81,013	```
-Max Spreader/Sprayer	12,000		_		-		-	12,590	
Park Ops Vehicle	25,889				23,242		(23,242)	12,000	
Bucket Truck	117,261				23,242		(23,242)	126,757	(
	19,800	-	300	300	-	300	-	11,100	
winnings for Storage		-	500	500	-	500	-		
Ingineering Vehicle	35,998	-	-	-	-	162.450	-	40,226	()
Public Safety Complex, Phase 2-Design	1,555,615	-	205,380	205,380	42,311	162,459	610	1,373,520	(2
Public Safety Complex, Phase 2-Dev Costs	670,000	-	555,818	555,818	12,502	30,247	513,069	91,507	53
Public Safety Complex, Phase 2-Construction	14,500,000	-	8,903,575	8,903,575	3,358,635	5,544,806	134	5,596,425	
Public Safety Complex, Phase 2-FFE	1,274,385	-	1,224,224	1,224,224	311,743	399,386	513,094	50,161	51
ire Engine Station 4 - FUNDS REALLOCATED	1,100,000	-				-	-		1,10
ire Station #4 - Design	600,000	-	285,616	285,616	106,673	178,943	-	337,939	(2
ire Station #4 - Engine	1,250,000	-	117,557	117,557	17,800	58,905	40,851	1,132,443	4
ire Station #4 - Ambulance	552,000	-	509,445	509,445	1,200	406,654	101,591	42,555	10
Fire Station #4 - Other Costs	8,250	-	-	-	-	-	=	8,250	
Total Facility Projects	\$ 24,109,746 \$	-	\$ 12,016,439	\$ 12,016,439	\$ 3,893,418	\$ 6,887,751	\$ 1,235,271 \$	10,821,022 \$	2,50
ransfer Out	-	-	-	-	-	-		-	
Total Expenditures	\$ 179,510,819 \$	-	\$ 80,084,368	\$ 80,084,368	\$ 6,323,579	\$ 70,279,981	\$ 3,480,809 \$	45,373,759 \$	57,53
NUE OVER (UNDER) EXPENDITURES				\$ (79,084,368)	\$ (3,692,345)				
ning Fund Balance (Restricted for Capital Projects) October 1				77,609,702	77,609,702				
			_						
g Fund Balance (Restricted for Capital Projects) Current Month				\$ (1,474,666)	\$ 73,917,357				

CAPITAL PROJECTS FUND-WATER/SEWER

	Project Budget	Current Yea Original Budget		Current Year Budget Adjustment	Current Year Amended Budget	C	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Year Expenditure	Project Budget Balance
REVENUES											
Interest Income		\$	- \$	- \$	- 5	\$	256,461				
Bond Proceeds			-	-	-		0				
Transfers In			-	-	-		12,717				
Transfers In - Impact Fee Funds			-	-	-		-				
Transfers In - Bond Funds			-	-	-		(0)				
Total Revenues		\$	- \$	- \$	-	\$	269,178				
EXPENDITURES											
Lower Pressure Plane Pump Station Design	24,331,100		-	16,204,853	16,204,853		1,669,453	14,650,315	(114,915)	1,701,715	6,309,618
Custer Rd Meter Station/Water Line Relocation	3,866,832		-	826	826		826	47,450	(47,450)	3,832,735	(14,179)
Doe Branch Parallel Interceptor			-					-	-	15,000	(15,000)
Fishtrap (Elem-DNT) Water Line	5,000,000		-	-	-		-	-	-	-	5,000,000
Water Line Relocation Frontier	-		-	398,239	398,239		10,676	389,653	(2,090)	2,041	(402,370)
Total Water & Wastewater Projects	\$ 33,197,932	\$	- \$	16,603,918	16,603,918	\$	1,680,954	\$ 15,087,418	\$ (164,455) \$	5,551,490 \$	10,878,069
	1 005 000			140.270	140.270		140.000	7.440	0	640.022	200 500
Frontier Park/Preston Lakes Drainage	1,085,000 385,000		-	148,379 17,114	148,379		140,960	7,419	0	648,022 31,210	288,599
Old Town Regional Pond #2 Total Drainage Projects	\$ 1,470,000	ć	- \$	165,493	17,114 165,493	Ś	140,960	17,114 \$ 24,532	\$ 0 \$	679,232 \$	336,677 625,276
Total Drainage Projects	\$ 1,470,000	Ş	- Ş	105,495	5 105,495	Ş	140,960	\$ 24,552	\$ U \$	079,232 \$	025,270
Transfer out	-		-	-	-		-	-	-	-	
Total Expenses	\$ 34,667,932	\$	- \$	16,769,410 \$	16,769,410	\$	1,821,915	\$ 15,111,951	\$ (164,455) \$	6,230,722 \$	11,503,345
				ç	(16,769,410)	\$	(1,552,737)				
Beginning Fund Balance (Restricted for Capital Projects) O	ctober 1				40,601,835		40,601,835				
Ending Fund Balance (Restricted for Capital Projects) Curre	ent Month				\$ 23,832,425	\$	39,049,098				





MONTHLY FINANCIAL REPORT as of February 28, 2023 Cash/Budgetary Basis

Prepared by Finance Department

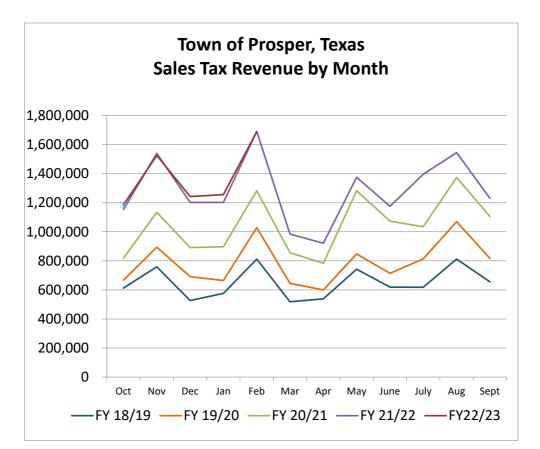
August 8, 2023

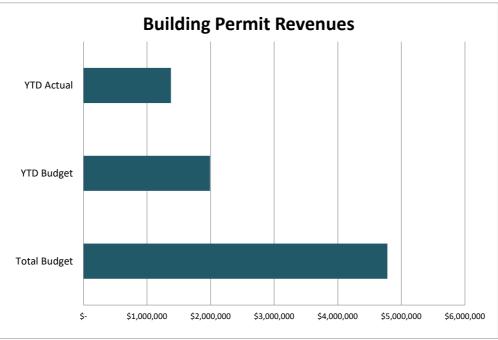
TOWN OF PROSPER, TEXAS

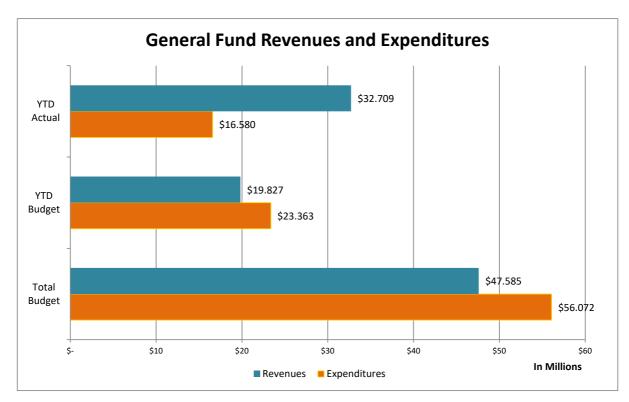
MONTHLY FINANCIAL REPORT February 2023

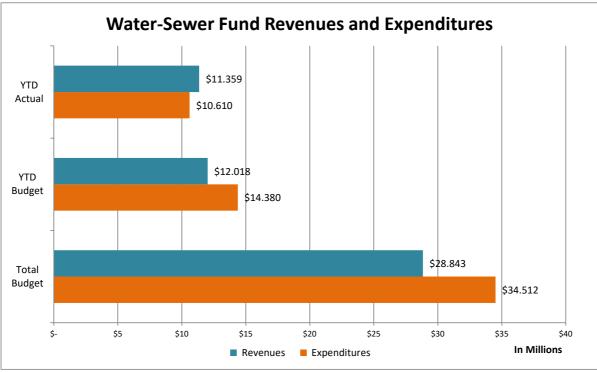
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GENERAL FUND

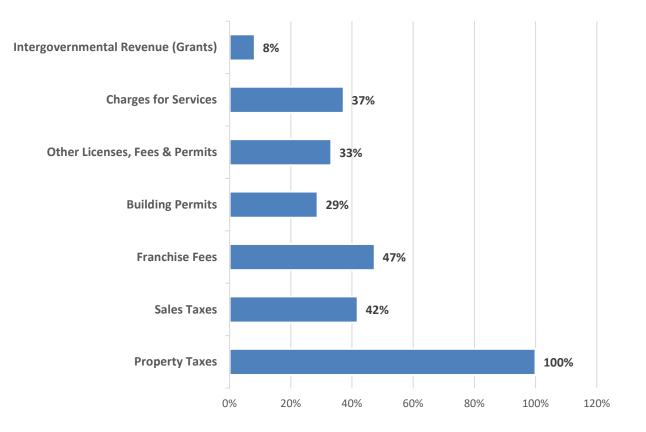
		Original	B	udget	An	mended	Current Year	Cu	irrent Year	Cur	rent Remaining			Ι	Prior Year	Change from
		Budget	Adj	ustment	В	Budget	YTD Actuals	Enc	cumbrances	Вι	udget Balance	YTD Percent	Note		YTD Actuals	Prior Year
REVENUES																
Property Taxes	Ś	23,519,547	Ś	-	\$ 2	3,519,547	\$ 23,513,122	Ś	-	\$	6,425	100%	1	\$	19,125,388	23%
Sales Taxes		10,220,208		0		0,220,208	4,278,868	·	0		5,941,340	42%		ľ	4,219,959	1%
Franchise Fees		2,404,527		0	:	2,404,527	1,140,718		0		1,263,809	47%	2		604,422	89%
Building Permits		4,781,000		0	4	4,781,000	1,375,529		0		3,405,471	29%			1,768,559	-22%
Other Licenses, Fees & Permits		1,552,430		80,000		1,632,430	542,777		0		1,089,653	33%			844,525	-36%
Charges for Services		1,240,961		0		1,240,961	463,019		0		777,942	37%			360,032	29%
Fines & Warrants		250,425		0		250,425	154,478		0		95,947	62%			91,452	69%
Intergovernmental Revenue (Grants)		1,525,000		0	:	1,525,000	125,733		0		1,399,267	8%			168,521	-25%
Interest Income		150,000		0		150,000	335,990		0		(185,990)	224%			65,903	410%
Transfers In		1,235,335		0	:	1,235,335	514,723		0		720,612	42%			458,548	12%
Miscellaneous		116,576		0		116,576	37,600		0		78,976	32%			147,653	-75%
Park Fees		509,300		0		509,300	225,977		0		283,323	44%			169,161	34%
Total Revenues	\$	47,505,309	\$	80,000	\$4	7,585,309	\$ 32,708,534	\$	-	\$	14,876,775	69%		\$	28,024,122	17%
EXPENDITURES																
Administration	\$	9,341,007	\$	729,900	\$ 10	0,070,907	\$ 2,819,976	\$	1,763,724	\$	5,487,206	46%		\$	2,627,809	7%
Police		6,635,120	. 1	,111,113		7,746,233	2,615,041		933,516		4,197,677	46%		Ĺ	2,313,599	13%
Fire/EMS		9,990,721		35,083	10	0,025,804	3,737,548		422,809		5,865,448	41%			3,324,070	12%
Public Works		4,136,738		652,564		4,789,302	1,357,365		458,761		2,973,175	38%			761,471	78%
Community Services		7,174,446		113,200		7,287,646	2,012,323		474,284		4,801,039	34%			1,860,547	8%
Development Services		4,173,570		294,487	4	4,468,057	1,195,069		237,145		3,035,843	32%			1,280,570	-7%
Engineering		2,601,325		301,867	:	2,903,192	897,135		376,755		1,629,302	44%			791,230	13%
Transfers Out		7,780,485	1	,000,000	:	8,780,485	1,945,121		0		6,835,364	22%			2,859,613	-32%
Total Expenses	\$	51,833,412	\$ <i>4</i>	,238,214	\$5	6,071,627	\$ 16,579,578	\$	4,666,995	\$	34,825,054	38%]	\$	15,818,909	5%
REVENUE OVER (UNDER) EXPENDITURES	\$	(4,328,103)	\$ (4	,158,214)	\$ (8	8,486,318)	\$ 16,128,956									
Beginning Fund Balance October 1-Unassigned,	/Unre:	stricted			1	8,925,919	18,925,919									
Ending Fund Balance				-	\$ 10	0,439,601	\$ 35,054,875	-								

Notes

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

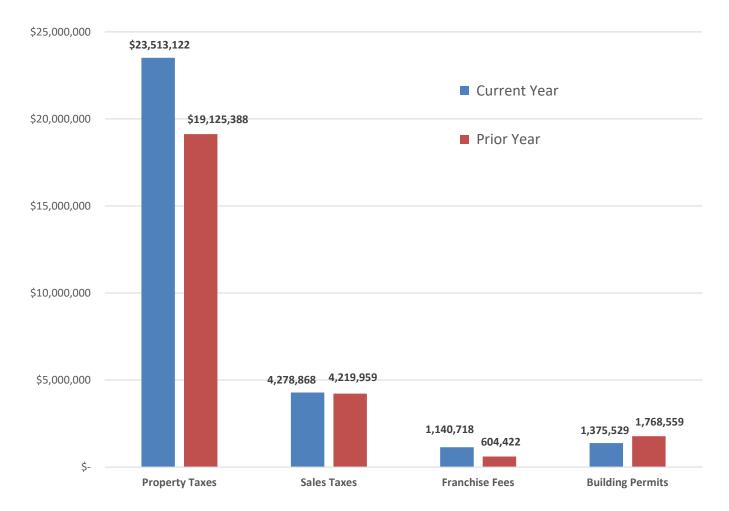
2 Franchise fees and other various license and fees are paid quarterly or annually.

GENERAL FUND YTD REVENUE % OF ANNUAL BUDGET



GENERAL FUND REVENUE

Current YTD to Prior Year YTD Actual Comparison



WATER-SEWER FUND

	Original Budget	Budget djustment	Amended Budget	Current Year YTD Actual	urrent Year cumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Water Charges for Services	\$ 17,557,737	\$ 500,000	\$ 18,057,737	\$ 6,467,693	\$ -	\$ 11,590,044	36%		\$ 6,081,061	6%
Sewer Charges for Services	9,462,990	200,000	9,662,990	4,229,087	-	5,433,903	44%		3,785,984	12%
Licenses, Fees & Permits	377,705	30,000	407,705	166,585	-	241,120	41%		152,311	9%
Utility Billing Penalties	186,900	-	186,900	86,260	-	100,640	46%		79,560	8%
Interest Income	60,000	-	60,000	153,256	-	(93,256)	255%		25,482	501%
Other	467,427	-	467,427	256,258	-	211,169	55%		228,320	12%
Transfer In	-	-	-	-	-	-	0		-	0%
Total Revenues	\$ 28,112,759	\$ 730,000	\$ 28,842,759	\$ 11,359,139	\$ -	\$ 17,483,620	39%		\$ 10,352,718	10%
EXPENDITURES										
Administration	\$ 1,558,936	\$ 199,091	\$ 1,758,027	\$ 641,206	\$ 18,000	1,098,821	37%		545,869	17%
Debt Service	4,354,465	-	4,354,465	1,679,298	-	2,675,167	39%	1	4,463,060	-62%
Water Purchases	9,605,940	-	9,605,940	3,537,937	-	6,068,003	37%		2,385,755	48%
Sewer Management Fee	3,854,505	-	3,854,505	1,833,432	-	2,021,073	48%		1,491,148	23%
Public Works	11,604,745	456,678	12,061,423	2,431,113	560,721	9,069,590	25%		2,141,255	14%
Transfer Out	2,877,339	-	2,877,339	486,915	-	2,390,424	17%		416,950	17%
Total Expenses	\$ 33,855,930	\$ 655,769	\$ 34,511,699	\$ 10,609,901	\$ 578,721	\$ 21,302,005	32%		\$ 11,444,037	-7%
REVENUE OVER (UNDER) EXPENDITURES	\$ (5,743,171)	\$ 74,231	\$ (5,668,940)	\$ 749,238					\$ (1,091,318)	
Beginning Working Capital October 1			12,669,408	\$ 12,669,408						
Ending Working Capital		-	\$ 7,000,468	\$ 13,418,646						

Notes

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

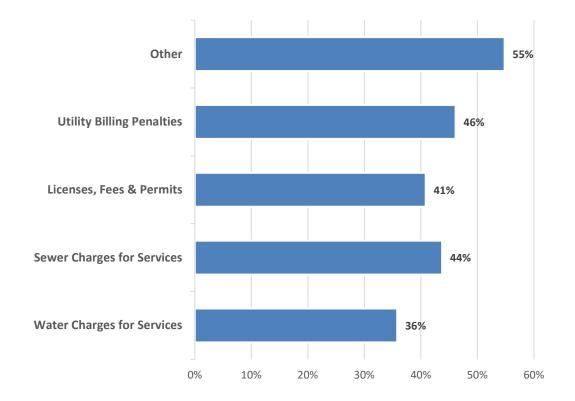
WATER-SEWER FUND

	Feb	-23		Feb	-22		Growth %
	WATER		SEWER	WATER		SEWER	Change
# of Accts Residential	 12,104		11,371	11,176		10,474	8.43%
# of Accts Commercial	426		382	397		353	7.73%
Consumption-Residential	71,628,580		77,598,343	82,651,310		64,980,758	1.08%
Consumption-Commercial	16,043,810		11,717,740	18,312,140		13,307,070	-12.20%
Consumption-Commercial Irrigation	5,042,700			3,414,300			47.69%
Avg Total Res Water Consumption	5,914			7,385			-19.91%
Billed (\$) Residential	\$ 563,768	\$	700,166	\$ 602,602	\$	614,736	-6.44%
Billed (\$) Commercial	\$ 156,155	\$	104,824	\$ 173,935	\$	112,735	-10.22%
Billed (\$) Commercial Irrigation	\$ 46,098			\$ 31,694			45.45%
Total Billed (\$)	\$ 766,020	\$	804,990	\$ 808,230	\$	727,470	2.30%

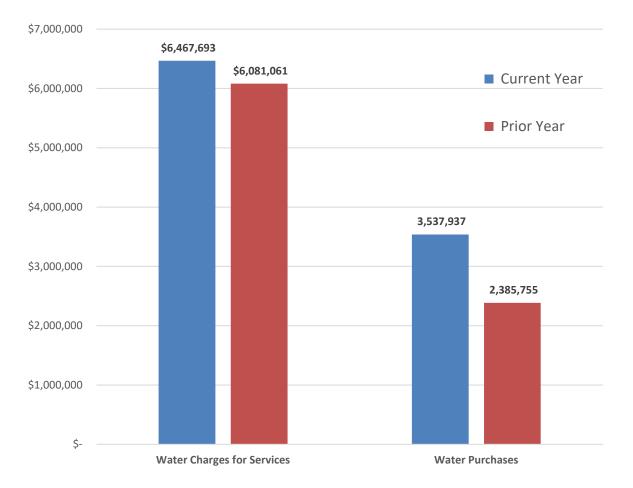
			Four Year	Cumulative
	FY2023	FY2022	Average	Average
October	20,110	16,543	14,882	14,88
November	11,190	11,256	10,010	24,89
December	6,273	7 <i>,</i> 850	7,663	32,55
January	8,049	6,936	6,159	38,71
February	5,914	7,385	6,618	45,33
March		6,006	6,335	51,66
April		8,613	8,838	60,50
May		13,130	10,904	71,40
June		13,330	13,121	84,52
July		22,900	17,334	101,86
August		27,840	22,933	124,79
September		15,450	18,824	143,61
TOTAL (gal)	51,536	157,239	143,618	

		Rainfall		
	FY2023	FY2022	Average	Cumulative
October	5.65	2.60	4.56	4.56
November	5.82	2.92	3.07	7.63
December	3.43	0.76	2.84	10.47
January	1.29	0.20	2.62	13.09
February	4.51	2.15	3.05	16.14
March		2.62	3.92	20.06
April		5.90	3.97	24.03
May		8.01	5.65	29.68
June		1.90	4.07	33.75
July		0.41	2.27	36.02
August		5.08	2.83	38.85
September		0.26	2.76	41.61
Annual	20.70	32.81	41.61	

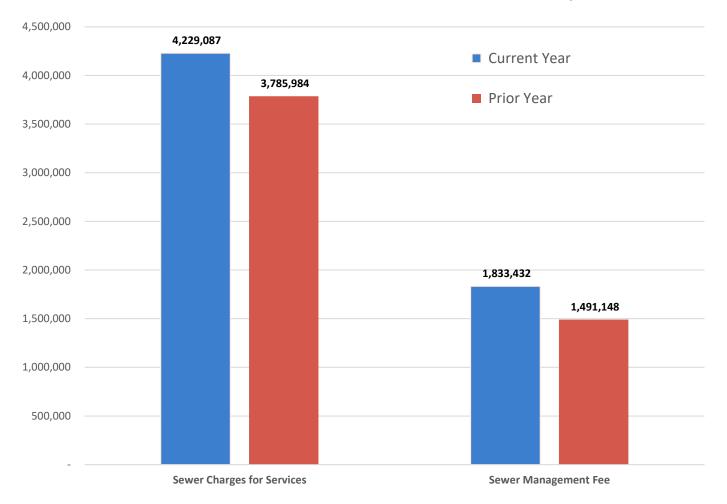
WATER/SEWER REVENUE YTD % OF ANNUAL BUDGET



WATER REVENUE AND EXPENSE Current YTD to Prior Year YTD Actual Comparison



SEWER REVENUE AND EXPENSE Current YTD to Prior Year YTD Actual Comparison



SOLID WASTE FUND

	Original Budget	udget Istment	Amended Budget		rrent Year TD Actual	rent Year Imbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES											
Sanitation Charges for Services	2,158,200	-	2,158,200		953,091	-	1,205,109	44%		729,100	31%
Interest Income	-	-	-		677	-	(677)	0%		-	0%
Transfer In	1,750,000	-	1,750,000		-	-	1,750,000	0%		-	0%
Total Revenues	\$ 3,908,200	\$ -	\$ 3,908,200	\$	953,769	\$ -	\$ 2,954,431	24%		\$ 729,100	31%
EXPENDITURES Administration Sanitation Collection Transfer Out	\$ 1,750,000 2,158,200 -	\$ - -	\$ 1,750,000 2,158,200 -	\$	20,374 738,119 -	\$ 29,626 - -	1,700,000 1,420,081	3% 34% 0%		- 577,842 -	0% 28% 0%
Total Expenses	\$ 3,908,200	\$ -	\$ 3,908,200	\$	758,493	\$ 29,626	\$ 3,120,081	20%		\$ 577,842	31%
REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ -	\$ \$	195,276					\$ 151,258	
beginning working capital october 1				Ŷ							
Ending Working Capital			\$ -	\$	195,276					\$ 151,258	-

Notes



DEBT SERVICE FUND

	Original	Budget		Amended	(Current Year	Current Year	Cu	urrent Remaining			Prior Year	Change from
	Budget	Adjustment		Budget		YTD Actual	Encumbrances		Budget Balance	YTD Percent	Note	YTD Actual	Prior Year
REVENUES													
Property Taxes-Delinquent	\$ 75,000	\$	- \$	75,000	\$	97,221	\$-	\$	(22,221)	130%		\$ 76,626	27%
Property Taxes-Current	12,605,972	-		12,605,972		12,705,638	-		(99,666)	101%	1	10,486,964	21%
Taxes-Penalties	-	-		-		11,503	-		(11,503)	0%		14,451	-20%
Interest Income	20,000	-		20,000		60,668	-		(40,668)	303%		11,759	416%
Transfer In	-	-		-		-	-		-	0%		428,581	-100%
Total Revenues	\$ 12,700,972	\$	- \$	12,700,972	\$	12,875,031	\$-	\$	(174,059)	101%		\$ 11,018,381	17%
EXPENDITURES													
Professional Services	\$ -	\$	- \$	-	\$	-	\$-	\$	-	0%	h	\$-	0%
Bond Administrative Fees	20,000		0	20,000		500	0		19,500	3%		600	-17%
2013 GO Refunding Bond	180,000		0	180,000		0	0		180,000	0%		0	0%
2014 GO Bond Payment	315,000		0	315,000		0	0		315,000	0%		0	0%
2015 GO Bond Payment	1,309,200		0	1,309,200		1,309,200	0		-	100%		1,220,300	7%
2015 CO Bond Payment	465,000		0	465,000		465,000	0		-	100%		445,000	4%
2016 GO Debt Payment	0		0	0		0	0		-	0%	3	0	0%
2016 CO Debt Payment	80,000		0	80,000		80,000	0		-	100%		70,000	14%
2017 CO Debt Payment	85,000		0	85,000		85,000	0		-	100%	<u>≻</u> 2	70,000	21%
2018 GO Debt Payment	145,000		0	145,000		145,000	0		-	100%		145,000	0%
2018 CO Debt Payment	475,000		0	475,000		475,000	0		-	100%		455,000	4%
2019 CO Debt Payment	399,806		0	399,806		399,806	0		1	100%		381,123	5%
2019 GO Debt Payment	160,000		0	160,000		160,000	0		-	100%		155,000	3%
2020 CO Debt Payment	255,000		0	255,000		255,000	0		-	100%		245,000	4%
2021 CO Debt Payment	245,000		0	245,000		245,000	0		-	100%		310,000	-21%
2021 GO Debt Payment	1,225,000		0	1,225,000		1,225,000	0		-	100%		1,925,000	-36%
2022 GO Debt Payment	1,890,000		0	1,890,000		1,890,000	0		-	100%		0	0%
Bond Interest Expense	5,662,157		0	5,662,157		2,975,302	0		2,686,855	53%		2,238,972	33%
Total Expenditures	\$ 12,911,163	\$	- \$	12,911,163	\$	9,709,807	\$ -	\$	3,201,356	75%		\$ 10,250,995	-5%
REVENUE OVER (UNDER) EXPENDITURES	\$ (210,191)	\$	- \$	(210,191)	\$	3,165,224						\$ 767,386	
Beginning Fund Balance October 1				683,357		683,357						2,619,367	
Ending Fund Balance Current Month			\$	473,166	\$	3,848,581						\$ 3,386,753	

Notes

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

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

3 No principal payment until 2026.

CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT

	Original	I	Budget	Amended	Current Year	Current Year		urrent Remaining			Prior Year	Change from
	 Budget	Ad	justment	Budget	YTD Actual	Encumbrances		Budget Balance	YTD Percent	Note	YTD Actual	Prior Year
REVENUES												
Sales Tax - Town	\$ 2,741,662	\$	- \$	2,741,662	\$ 1,138,002	\$	- \$	1,603,660	42%		\$ 1,122,918	1%
Interest Income	1,200		-	1,200	207	-		993	17%		607	-66%
Other	-		-	-	-	-		-	0%		-	0%
Total Revenue	\$ 2,742,862	\$	- \$	2,742,862	\$ 1,138,209	\$	- \$	1,604,653	41%		\$ 1,123,525	1%
EXPENDITURES												
Personnel	\$ 2,711,865	\$	- \$	2,711,865	\$ 1,153,006	\$	- \$	1,558,859	43%		\$ 825,373	40%
Other	1,200		-	1,200	(9,299)	-		10,499	-775%		8	-120236%
Total Expenditures	\$ 2,713,065	\$	- \$	2,713,065	\$ 1,143,707	\$	- \$	1,569,358	42%] [\$ 825,380	39%
REVENUE OVER (UNDER) EXPENDITURES	\$ 29,797	\$	- \$	29,797	\$ (5,498)						\$ 298,145	
Beginning Fund Balance October 1				453,711	453,711						302,439	
Ending Fund Balance Current Month			\$	483,508	\$ 448,213					-	\$ 600,584	

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

	Original Budget	Budg Adjustn		Amended Budget	urrent Year YTD Actual	nt Year Ibrances	it Remaining et Balance	YTD Percent	Note	Prior Y YTD Ac		Change from Prior Year
REVENUES												
Sales Tax - Town	\$ 2,710,483	\$	- \$	2,710,483	\$ 1,136,728	\$ -	\$ 1,573,755	42%		\$ 1,1	20,173	1%
Interest Income	600		-	600	1,188	-	(588)	198%			337	253%
Other	-		-	-	-	-	-	0%			-	0%
Total Revenue	\$ 2,711,083	\$	- \$	2,711,083	\$ 1,137,916	\$ -	\$ 1,573,167	42%		\$ 1,1	20,510	2%
EXPENDITURES												
Personnel	\$ 2,682,642	\$	- \$	2,682,642	\$ 1,035,250	\$ -	\$ 1,647,392	39%		\$ 9	58,526	8%
Other	2,400		-	2,400	(9,299)	-	11,699	-387%			8	-120236%
Total Expenditures	\$ 2,685,042	\$	- \$	2,685,042	\$ 1,025,951	\$ -	\$ 1,659,091	38%		\$ 9	58,534	7%
REVENUE OVER (UNDER) EXPENDITURES	\$ 26,041	\$	- \$	26,041	\$ 111,965					\$ 1	51,976	
Beginning Fund Balance October 1				457,409	457,409					2	03,982	
Ending Fund Balance Current Month			\$	483,450	\$ 569,374					\$ 3	65,958	

VEHICLE AND EQUIPMENT REPLACEMENT FUND

	Original		Budget	Amended	Cı	urrent Year	С	urrent Year	Cu	urrent Remaining			Р	rior Year	Change from
	 Budget	A	djustment	Budget	Y	TD Actual	En	cumbrances	E	Budget Balance	YTD Percent	Note	Y	TD Actual	Prior Year
REVENUES															
Grant Revenue	\$ -	\$	- \$	-	\$	-	\$	-	\$	-	0%		\$	-	0%
Other Reimbursements	150,000		-	150,000		-		-		150,000	0%			-	0%
Interest Income	25,000		-	25,000		55,406		-		(30,406)	222%			10,044	452%
Charges for Services	1,385,257		-	1,385,257		577,190		-		808,067	42%			487,582	18%
Total Revenue	\$ 1,560,257	\$	- \$	1,560,257	\$	632,597	\$	-	\$	927,660	41%		\$	497,626	27%
EXPENDITURES															
Vehicle Replacement	\$ 754,100	\$	46,135 \$	800,235	\$	51,045	\$	59,252	\$	689,938	14%		\$	392,447	-87%
Equipment Replacement	170,906		-	170,906		9,461		-		161,445	6%			-	0%
Technology Replacement	293,200		69,277	362,477		-		69,277		293,200	19%			118,628	-100%
Total Expenditures	\$ 1,218,206	\$	115,412 \$	1,333,618	\$	60,506	\$	128,529	\$	1,144,583	14%		\$	511,075	-88%
REVENUE OVER (UNDER) EXPENDITURES	\$ 342,051	\$	(115,412) \$	226,639	\$	572,091							\$	(13,449)	
Beginning Fund Balance October 1				3,957,862		3,957,862								3,957,862	
Ending Fund Balance Current Month			\$	4,184,501	\$	4,529,953	-						\$	3,944,413	

Notes

STORM DRAINAGE UTILITY FUND

	Original	Bi	udget	Amend		Current Year	0	Current Year		rrent Remaining				rior Year	Change from
	Budget	Adju	ustment	Budge	et	YTD Actual	Er	ncumbrances	В	udget Balance	YTD Percent	Note	YT	D Actual	Prior Year
REVENUES															
Storm Drainage Utility Fee	\$ 825,000	\$	-	\$ 83	25,000	\$ 351,881	\$	-	\$	473,119	43%		\$	325,770	8%
Drainage Review Fee	3,000		-		3,000	-		-		3,000	0%			928	-100%
Interest Income	1,800		-		1,800	(1,720)		-		3,520	-96%			1,409	-222%
Transfer In	-		-		-	-		-		-	0%			531,449	-100%
Other Revenue	-		-		-	2,096		-		(2,096)	0%			-	0%
Total Revenue	\$ 829,800	\$	-	\$ 82	29,800	\$ 352,257	\$	-	\$	477,543	42%		\$	859,556	-59%
EXPENDITURES															
Personnel Services	\$ 181,914	\$	-	\$ 18	81,914	\$ 66,168	\$	-	\$	115,746	36%		\$	56,956	16%
Debt Service	217,575		-	2	17,575	140,374		-		77,201	65%	2		736,206	-81%
Operating Expenditures	288,177		82,706	3	70,883	71,611		(12,862)		312,133	16%			39,034	83%
Transfers Out	107,996		-	10	07,996	44,998		-		62,998	42%	1		423,629	-89%
Total Expenses	\$ 795,662	\$	82,706	\$ 8	78,368	\$ 323,152	\$	(12,862)	\$	568,078	35%		\$	1,255,824	-74%
												-			
REVENUE OVER (UNDER) EXPENDITURES	\$ 34,138	\$	(82,706)	\$ (4	48,568)	\$ 29,105							\$	(396,268)	
Beginning Working Capital October 1				8	16,012	816,012								632,579	
			_				_								
Ending Working Capital Current Month				\$ 70	67,444	\$ 845,117	-						\$	236,311	
			-				-								

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.

Item 3.

PARK DEDICATION AND IMPROVEMENT FUNDS

	Original Budget	Budget Adjustmer	ıt	Amended Budget	Current Year YTD Actual		rent Year mbrances	rrent Remaining udget Balance	YTD Percent	Note	or Year D Actual	Change from Prior Year
REVENUES												
Park Dedication-Fees	\$ 964,000	\$	- \$	964,000	\$ -	\$	-	\$ 964,000	0%		\$ -	0%
Park Dedication - Transfers In	-		-	-	-		-	-	0%		-	0%
Park Improvements	873,000		-	873,000	-		-	873,000	0%		71,129	-100%
Contributions/Grants	200,550		-	200,550	-		-	200,550	0%		-	0%
Interest-Park Dedication	2,000		-	2,000	11,519		-	(9,519)	576%		4,911	135%
Interest-Park Improvements	4,050		-	4,050	14,522		-	(10,472)	359%		2,603	458%
Total Revenue	\$ 2,043,600	\$	- \$	2,043,600	\$ 26,041	\$	-	\$ 2,017,559	1%		\$ 78,642	-67%
EXPENDITURES												
Cockrell Park Trail Connection	\$ -	\$	- \$	-	\$ -	\$	-	\$ -	0%		\$ -	0%
Park Dedication Land Acquisition	-		- '	-	-		-	-	0%		-	0%
Hike & Bike Master Plan	-		-	-	-		-	-	0%		-	0%
Hays Park	-		-	-	-		-	-	0%		35,560	-100%
Pecan Grove H&B Trail	-		-	-	-		-	-	0%		-	0%
Pecan Grove Park	-	798,	971	798,971	84,050		739,296	(24,375)	103%		-	0%
Windsong Neighborhood Park	100,000		-	100,000	-		-	100,000	0%		-	0%
Capital (Misc. small projects)	-		-	-	-		-	-	0%		-	0%
Total Expenses	\$ 100,000	\$ 798,	971 \$	898,971	\$ 84,050	\$	739,296	\$ 75,625	92%]	\$ 35,560	136%
REVENUE OVER (UNDER) EXPENDITURES	\$ 1,943,600	\$ (798,	971) \$	1,144,630	\$ (58,009)							
eginning Fund Balance October 1				2,140,734	2,140,734						2,660,035	
Inding Fund Balance Current Month			\$	3,285,364	\$ 2,082,725	-					\$ 2,660,035	

Notes

TIRZ #1 - BLUE STAR

	Original	Budget		Amended	C	urrent Year	Cur	rrent Remaining			Р	rior Year	Change from
	Budget	Adjustment		Budget	``	YTD Actual	В	udget Balance	YTD Percent	Note	Y	FD Actual	Prior Year
REVENUES													
Impact Fee Revenue:													
Water Impact Fees	\$ -	\$	- \$	-	\$	-	\$	-	0%		\$	259,800	-100%
Wastewater Impact Fees	-		-	-		62,767		(62,767)	0%			328,029	-81%
East Thoroughfare Impact Fees	200,000		-	200,000		-		200,000	0%			1,311,979	-100%
Property Taxes - Town (Current)	824,243		-	824,243		-		824,243	0%			-	0%
Property Taxes - Town (Rollback)	-		-	-		-		-	0%			-	0%
Property Taxes - County (Current)	184,704		-	184,704		-		184,704	0%			-	0%
Sales Taxes - Town	1,024,068		-	1,024,068		414,824		609,244	41%			363,585	14%
Sales Taxes - EDC	857,656		-	857,656		347,415		510,241	41%			304,502	14%
Interest Income	6,000		-	6,000		20,131		(14,131)	336%			4,460	351%
Transfer In	-		-	-		-		-	0%			-	0%
Total Revenue	\$ 3,096,671	\$	- \$	3,096,671	\$	845,137	\$	2,251,534	27%]	\$	2,572,355	-67%
EXPENDITURES													
Professional Services	\$ 6,000	\$	- \$	6,000	\$	-	\$	6,000	0%		\$	-	0%
Developer Rebate	3,090,671		-	3,090,671		-	\$	3,090,671	0%			1,207,639	-100%
Transfers Out	-		-	-		-	\$	-	0%			-	0%
Total Expenses	\$ 3,096,671	\$	- \$	3,096,671	\$	-	\$	3,096,671	0%	1	\$	1,207,639	-100%
REVENUE OVER (UNDER) EXPENDITURES			\$	-	\$	845,137					\$	1,364,717	
Beginning Fund Balance October 1				1,392,520		1,392,520						301,260	
Ending Fund Balance Current Month			\$	1,392,520	\$	2,237,657					\$	1,665,977	

TIRZ #2

	(Driginal	Bud	get A	mended	Cui	rrent Year	Currer	nt Remaining			Prio	r Year	Change from
		Budget	Adjust	ment	Budget	ΥT	D Actual	Budg	get Balance	YTD Percent	Note	YTD	Actual	Prior Year
REVENUES														
Property Taxes - Town (Current)	\$	33,166	\$	- \$	33,166	\$	-	\$	33,166	0%		\$	-	0%
Property Taxes - Town (Rollback)		-		-	-		-		-	0%			-	0%
Property Taxes - County (Current)		7,432		-	7,432		-		7,432	0%			-	0%
Sales Taxes - Town		-		-	-		-		-	0%			-	0%
Sales Taxes - EDC		-		-	-		-		-	0%			-	0%
Interest Income		75		-	75		307		(232)	409%			64	379%
Total Revenue	\$	40,673	\$	- \$	40,673	\$	307	\$	40,366	1%		\$	64	379%
EXPENDITURES														
Professional Services	\$	-	\$	- \$	-	\$	-		-	0%		\$	-	0%
Developer Rebate		40,673		-	40,673		-		40,673	0%			-	0%
Transfers Out		-		-	-		-		-	0%			-	0%
Total Expenditures	\$	40,673	\$	- \$	40,673	\$	-	\$	40,673	0%		\$	-	0%
REVENUE OVER (UNDER) EXPENDITURES				\$	-	\$	307					\$	64	
Beginning Fund Balance October 1					24,835		24,835						25,189	
Ending Fund Balance Current Month				\$	24,835	\$	25,142					\$	25,253	

WATER IMPACT FEES FUND

	 Project Budget	С	urrent Year Original Budget	urrent Year Budget Adjustment	A	nrrent Year Amended Budget	Ci	urrent Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years xpenditure	Project Budget Balance
REVENUES												
Impact Fees Water		\$	3,500,000	\$ - \$	5	3,500,000	\$	897,031				
Interest Income			45,000	-		45,000		65,164				
Total Revenues		\$	3,545,000	\$ - \$	5	3,545,000	\$	962,195				
EXPENDITURES												
Developer Reimbursements												
Cambridge Park Estates	-		0	-		0		180,350	-	(180,350)	-	(180,350)
Parks at Legacy Developer Reimb	250,000		250,000	-		250,000		-	-	250,000	-	250,000
Star Trail Developer Reimb	367,000		367,000	-		367,000		639,029	-	(272,029)	-	(272,029)
Victory at Frontier Developer Reimb	42,000		42,000	-		42,000		-	-	42,000	-	42,000
Westside Developer Reimb	-		-	-		-		-	-	-	-	-
TVG Windsong Developer Reimb	625,000		625,000	-		625,000		-	-	625,000	-	625,000
Total Developer Reimbursements	\$ 1,284,000	\$	1,284,000	\$ - \$	5	1,284,000	\$	819,379	\$-	\$ 464,621	\$ - \$	464,621
Capital Expenditures												
12" Water Line - DNT	200,000		24,250	85,042		109,292		11,879	73,163	24,250	90,708	109,292
Lower Pressure Plane Easements	1,000,000		1,400,000	-		1,400,000		-	-	1,400,000	-	1,000,000
Impact Fee Study	100,000		-	-		-		-	100,000	(100,000)	-	-
Lower Pressure Plane	3,100,000		3,200,000	-		3,200,000		-	-	3,200,000	-	3,100,000
Total Projects	\$ 4,400,000	\$	4,624,250	\$ 85,042 \$	5	4,709,292	\$	11,879	\$ 173,163	\$ 4,524,250	\$ 90,708 \$	4,209,292
Transfer to CIP Fund	-		_	-		-		-	-	-	-	
Total Transfers Out	\$ -	\$	-	\$ - \$	5	-	\$	-	\$-	\$ -	\$ - \$	-
										,		
Total Expenditures	\$ 5,684,000	\$	5,908,250	\$ 85,042 \$	5	5,993,292	\$	831,258	\$ 173,163	\$ 4,988,871	\$ 90,708 \$	4,673,913
REVENUE OVER (UNDER) EXPENDITURES				\$	5	(2,448,292)	\$	130,937				
Beginning Fund Balance October 1						4,366,761		4,366,761				
Ending Fund Balance Current Month				\$	5	1,918,469	\$	4,497,698				

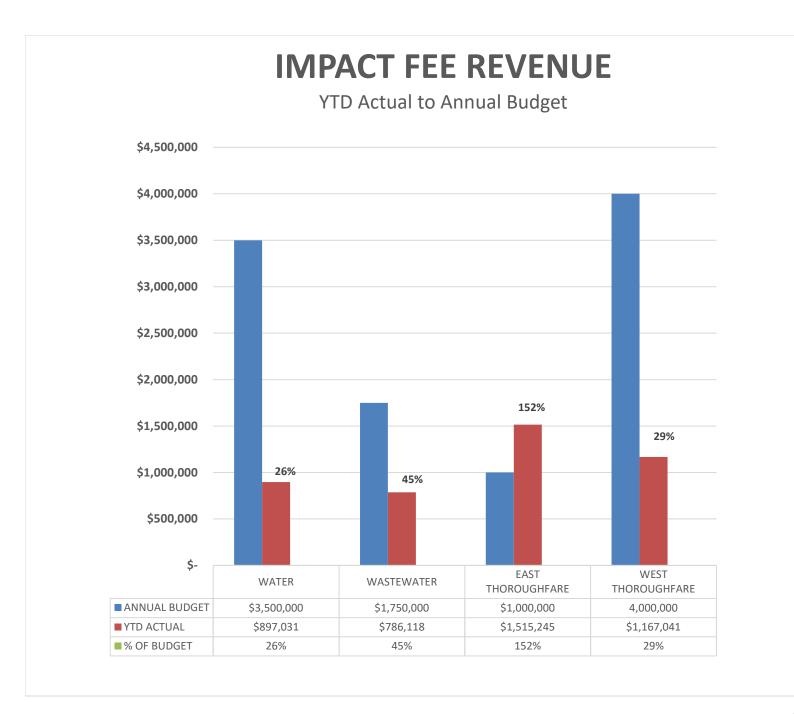
WASTEWATER IMPACT FEES FUND

		С	urrent Year	Cu	irrent Year	С	Current Year								Project	
	Project Original		Budget Amended				C	urrent Year	Current Year	6		Prior Years		Budget		
	 Budget	Budget		Adjustment		Budget		Actual		Encumbrances	В	udget Balance	Expenditure		Balance	
REVENUES																
Impact Fees Wastewater		\$	1,750,000	\$	-	\$	1,750,000	\$	786,118							
Interest Income			14,625		-		14,625		31,784							
Upper Trinity Equity Fee			300,000		-		300,000		94,500							
Total Revenues		\$	2,064,625	\$	-	\$	2,064,625	\$	912,402							
EXPENDITURES																
Developer Reimbursements																
TVG Westside Utility Developer Reimb	350,000		350,000		-		350,000		-		-	350,000		-	350,000	
Prosper Partners Utility Developer Reimb	100,000		100,000		-		100,000		-		-	100,000			100,000	
Frontier Estates Developer Reimb	25,000		25,000		-		25,000		683		-	24,317		-	24,317	
LaCima Developer Reimb	20,000		20,000		-		20,000		-		-	20,000		-	20,000	
Brookhollow Developer Reimb	100,000		100,000		-		100,000		2,822		-	97,178		-	97,178	
TVG Windsong Developer Reimb	700,000		700,000		-		700,000		-		-	700,000		-	700,000	
All Storage Developer Reimb	50,000		50,000		-		50,000		9,030		-	40,970		-	40,970	
Legacy Garden Developer Reimb	 60,000		60,000		-		60,000		1,366		-	58,634		-	58,634	
Total Developer Reimbursements	\$ 1,405,000	\$	1,405,000	\$	-	\$	1,405,000	\$	13,901	\$	- \$	1,391,099	\$	- \$	1,391,099	
Capital Expenditures																
Doe Branch Wastewater Lines	475,000		212,000		314,400		526,400		47,000	267,40	כ	212,000	48,6	00	163,400	
Impact Fee Study	 100,000		-		-		-		-	100,00		(100,000)		-	(100,000)	
Total Projects	\$ 575,000	\$	212,000	\$	314,400	\$	526,400	\$	47,000	\$ 367,40)\$	112,000	\$ 48,6	00 \$	63,400	
Transfer to CIP Fund	 -		-		-		-		-		-					
Total Transfers Out	\$ -	\$	-	\$	-	\$	-	\$	-	\$	- \$	-	\$	- \$	-	
Total Expenditures	\$ 1,980,000	\$	1,617,000	\$	314,400	\$	1,931,400	\$	60,901	\$ 367,40)\$	1,503,099	\$ 48,6	00 \$	1,454,499	
REVENUE OVER (UNDER) EXPENDITURES						\$	133,225	\$	851,501							
Beginning Fund Balance October 1							2,733,394		2,733,394							
Ending Fund Balance Current Month						\$	2,866,619	\$	3,584,895							

THOROUGHFARE IMPACT FEES FUND

	 Project (Current Year Original Budget	Current Year Budget Adjustment		Current Year Amended Budget		Current Year Actual		Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance	
					-									
REVENUES East Thoroughfare Impact Fees		Ś	1,000,000	~		ć	1,000,000	ć	1 515 245					
East Thoroughtare Impact Fees		Ş	1,000,000	Ş	-	\$	1,000,000	\$	1,515,245					
West Thoroughfare Impact Fees			- 4,000,000		-		- 4,000,000		- 1,167,041					
West Thoroughfare Other Revenue			4,000,000		-		4,000,000		1,107,041					
Interest-East Thoroughfare Impact Fees			- 14,000		-		- 14,000		34,373					
Interest-West Thoroughfare Impact Fees			45,000		-		45,000		56,516					
Total Revenues		ć	5,059,000	ć		\$	5,059,000	Ś	2,773,176					
Total Revenues		Ş	5,059,000	Ş	-	Ş	5,059,000	Ş	2,773,170					
EXPENDITURES														
East														
FM 1461 (SH289-CR 165)	175,000		175,000		-		175,000		77,074	-	97,927	154,147	(56,221)	
Coleman Median Landscape (Talon-Victory)	30,000		-		-		-		-	-	-	25,200	4,800	
Coit Road (First - Frontier)	1,289,900		50,000		364,755		414,755		-	364,755	50,000	925,776	(630)	
Impact Fee Study	50,000		-		-		-		-	50,000	(50,000)	-	-	
Cambridge Park Estates	-		-		-		-		174,494	-	(174,494)	-	(174,494)	
Transfer to Capital Project Fund	1,820,000		1,820,000		-		1,820,000		121,425	-	1,698,575		1,698,575	
Total East	\$ 3,364,900	\$	2,045,000	\$	364,755	\$	2,409,755	\$	372,993	\$ 414,755	\$ 1,622,008	\$ 1,105,123	\$ 1,472,031	
West														
Teel 380 Intersection Improvements	100,000		0		1,000		1,000		358,413	600	(358,013)	100,985	(359,998)	
Fishtrap (Elem-DNT)	6,600,000		6,600,000		-		6,600,000		-	-	6,600,000	-	6,600,000	
Traffic Signal	300,000		-		-		-		-	-	-	269,492	30,508	
Parks at Legacy Developer Reimb	500,000		500,000		-		500,000		102,901	-	397,099	-	397,099	
Star Trail Developer Reimb	1,500,000		1,500,000		-		1,500,000		2,566,792	-	(1,066,792)	-	(1,066,792)	
Tellus Windsong Developer Reimb	750,000		750,000		-		750,000		-	-	750,000	-	750,000	
Legacy Garden Developer Reimb	200,000		200,000		-		200,000		-	-	200,000	-	200,000	
Impact Fee Study	50,000		-		-		-		-	50,000	(50,000)	-	(50,000)	
Transfer to Capital Project Fund	 -		-		-		-		31,025	-	(31,025)		(31,025)	
Total West	\$ 10,000,000	\$	9,550,000	\$	1,000	\$	9,551,000	#\$	3,059,131	\$ 50,600	\$ 6,441,269	\$ 370,477	\$ 6,469,792	
Total Expenditures	\$ 13,364,900	\$	11,595,000	\$	365,755	\$	11,960,755	\$	3,432,124	\$ 465,355	\$ 8,063,276	\$ 1,475,600	\$ 7,941,822	
REVENUE OVER (UNDER) EXPENDITURES						\$	(6,901,755)	\$	(658,948)					
Beginning Fund Balance October 1							10,678,812		10,678,812					
Ending Fund Balance Current Month						\$	3,777,058	\$	10,019,864					

Item 3.



SPECIAL REVENUE FUNDS

	Original	Budget		Amended	C	urrent Year	Current Ye	ar	Current Remaining			Prio	or Year	Change from
	Budget	Adjustmen	t	Budget	١	TD Actual	Encumbran	ces	Budget Balance	YTD Percent	Note	YTD	Actual	Prior Year
Police Donation Revenue	\$ 15,500	\$	- \$	15,500	\$	6,731	\$	-	\$ 8,769	43%		\$	6,323	6%
Fire Donation Revenue	15,500		-	15,500		6,430		-	9,070	41%			6,187	4%
Child Safety Revenue	28,000		-	28,000		6,420		-	21,580	23%			1,326	384%
Court Security Revenue	8,000		-	8,000		4,679		-	3,321	58%			2,778	68%
Court Technology Revenue	7,650		-	7,650		3,898		-	3,752	51%			2,348	66%
Municipal Jury revenue	150		-	150		92		-	58	62%			54	73%
Interest Income	2,425		-	2,425		8,996		-	(6,571)	371%			2,138	321%
Interest Income CARES/ARPA Funds	-		-	-		74,742		-	(74,742)	0%			7,817	856%
Tree Mitigation	-		-	-		244,038		-	(244,038)	0%			-	0%
Miscellaneous	3,048,165		-	3,048,165		2,416		-	3,045,749	0%			2,997	-19%
CARES Act/ARPA Funding	-		-	-		-		-	-	0%			-	0%
Transfer In	-		-	-		-		-	-	0%			-	0%
Total Revenue	\$ 3,125,390	\$	- \$	3,125,390	\$	358,441	\$	-	\$ 2,766,949	11%		\$	31,967	1021%
EXPENDITURES														
LEOSE Expenditure	\$ 17,500	\$	- \$	17,500	\$	3,300	\$	-	\$ 14,200	19%		\$	-	0%
Court Technology Expense	-		-	-		-		-	-	0%			10,688	-100%
Court Security Expense	15,675		-	15,675		50		-	15,625	0%			· -	0%
Police Donation Expense	38,740		-	38,740		-	16	,812	21,928	43%			-	0%
Fire Donation Expense	5,387	5.0	000	10,387		-		,234	4,153	60%			-	0%
Child Safety Expense	39,761	19,9		59,746		22,238		-	37,508	37%			-	0%
Tree Mitigation Expense	-	,	-	-		-		-	-	0%			33,600	-100%
Police Seizure Expense	12,995		-	12,995		-		-	-	0%			· -	0%
CARES Act/ARPA Funding	-		-	-		-		-	-	0%			-	0%
Transfer Out (Tree Mitigation funds)	-		-	-		-		-	-	0%			-	0%
Total Expenses	\$ 130,058	\$ 24,9	985 \$	155,043	\$	25,588	\$ 23	,046	\$ 93,414	31%		\$	44,288	-42%
REVENUE OVER (UNDER) EXPENDITURES	\$ 2,995,332	\$ (24,9	985) \$	2,970,347	\$	332,854						\$	(12,320)	
Beginning Fund Balance October 1				817,219		817,219							567,535	
Ending Fund Balance Current Month			\$	3,787,566	\$	1,150,073						\$	555,215	

Notes

TOWN OF PROSPER, TEXAS MONTHLY FINANCIAL REPORT February 28, 2023

CAPITAL PROJECTS FUND - GENERAL

	Project Budget	Current Year Original Budget	Curren Bud Adjust	get	Current Year Amended Budget	с	urrent Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES											
Grants		\$	- \$	- \$	-	\$	-				
Contributions/Interlocal Revenue			-	-	-		-				
Bond Proceeds			-	-	-		-				
Interest Income			-	-	-		689,271				
Other Revenue			-	-	-		-				
Transfers In - General Fund			- 1	,000,000	1,000,000		1,945,121				
Transfers In - Impact Fee Funds			-	-	-		152,450				
*Transfers In/Out - Bond Funds			-	-	-		-				
Total Revenues		\$	-\$1	,000,000 \$	1,000,000	\$	2,786,842				
EXPENDITURES											
Frontier Parkway BNSF Overpass	9,143,771	\$	-	-	-		-	-	-	9,345,276	(201,50)
West Prosper Roads	14,168,828		-	-	-		-	-	-	14,017,321	151,50
BNSF Quiet Zone First/Fifth	145,000		-	4,950	4,950		-	4,950	-	17,146	122,90
Cook Lane (First-End)	20,799		-	-	-		-	-	-		20,79
Coit Rd (First-Frontier) 4 Lns	2,089,900		-	-	-		114	-	(114)		2,089,78
Preston/First Turn Lane	900,000		-	-	-		-	-	-	-	900,000
First St (DNT to Coleman)	20,787,000		- 1	,584,883	1,584,883		108,533	485,419	990,931	1,540,745	18,652,30
Fishtrap (Elem-DNT) 4 Lanes	30,807,000		- 26	,870,802	26,870,802		37,392	26,877,756	(44,346)	3,127,872	763,980
First St (Coit-Custer) 4 Lanes	26,885,000		- 22	,840,969	22,840,969		1,320,715	21,251,885	268,370	2,744,075	1,568,320
Preston/Prosper Trail Turn Lane	900,000		-	-	-		-	168,946	(168,946)	-	731,054
Victory Way (Coleman-Frontier)	2,500,000		-	-	-		-	-	-	-	2,500,00
Craig Street (Preston-Fifth)	3,450,000		-	148,005	148,005		55,830	104,675	(12,500)	175,595	3,113,90
Fishtrap Section 1 & 4	778,900		-	5,000	5,000		5,000	-	-	382,323	391,57
Fishtrap (Teel - Gee Road)	6,425,000		- 6	,025,000	6,025,000		217,633	5,976,198	(168,832)	247	230,92
Gee Road (Fishtrap - Windsong)	4,949,000		- 4	,169,579	4,169,579		898,300	3,693,249	(421,969)	4,052	353,39
Teel (US 380 Intersection Improvements)	1,280,000		-	200,000	200,000		11,265	994,432	(805,697)	106,198	168,10
Coleman (Gorgeous - Prosper Trail)	7,000,000		-	740,906	740,906		71,623	669,283	-	120,534	6,138,56
Coleman (Prosper Trail - PHS)	3,420,000		-	-	-		-	-	-	-	3,420,00
Legacy (Prairie - Fishtrap)	8,225,000		- 1	,133,307	1,133,307		215,723	342,584	575,000	235,694	7,431,00
Coit/US 380 SB Turn Lanes	300,000		-	-	-		-	50,000	(50,000)	-	250,00
Safety Way	800,000		-	800,000	800,000		-	-	800,000	-	800,00
Gorgeous/McKinley	700,000			700,000	700,000		-	-	700,000	-	700,00
First Street (Coleman)	500,000		-	500,000	500,000		-	-	500,000	-	500,00
Teel Parkway (US 380 - Fishtrap Rd) NB 2 Lanes (Design)	900,000			135,700	135,700		102,150	33,550	-	82,943	681,35
Total Street Projects	\$ 147,075,198	\$	- \$ 65	,859,101 \$	65,859,101	Ś	3,044,277	\$ 60,652,928	\$ 2,161,897	31,900,019 \$	51,477,97

TOWN OF PROSPER, TEXAS MONTHLY FINANCIAL REPORT February 28, 2023

CAPITAL PROJECTS FUND - GENERAL

	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
Downtown Monument	455,000	-	-	-	-	-	-	244,707	210
Furf Irrigation SH289	68,000	-	-	-	-	-	-	48,935	19
JS 380 Median Design (Green Ribbon)	821,250	-	-	-	-	-	-	65,800	75
Whitley Place H&B Trail Extension	750,000	-		-	-	-		734,209	15
Nhitley Place H&B Trail Extension (Pwr line Esmnt)	280,000	-		-	-	-		235,202	44
anner's Mill Phase 2 Design	1,030,000	-	688,651	688,651	205,528	483,511	(388)	696,070	(35
akewood Preserve, Phase 2	3,845,000	-	-	-	-	131,477	(131,477)	-	3,71
Pecan Grove Ph II	67,500	-	4,352	4,352	796	3,556	-	66,105	()
Downtown Pond Improvements	120,000	-	-	-	-	-	-	11,760	10
Raymond Park Phase I	1,200,000	-	936,986	936,986	13,625	923,362	-	154,672	10
Gee Road Trail Connection	700,000		-	-	10,020	525,502		10 1,07 2	70
Coleman Median Landscape (Victory-Preston)	650,000	-	432,358	432,358	41,888	394,659	(4,188)	19,783	19
Prosper Trail Median Landscape	275,000		146,481	146,481	45,736	103,679	(2,934)	7,352	11
Coleman Median Landscape (Talon-Victory)	454,025		140,401	140,401	43,730	105,075	(2,554)	368,124	8
Total Park Projects	\$ 10,715,775 \$		\$ 2,208,828	2,208,828	\$ 307,572	\$ 2,040,244	\$ (138,988) \$	2,652,718 \$	5,71
	Ş 10,713,773 Ş		, 2,208,828	2,208,828	\$ 307,372	\$ 2,040,244	\$ (138,388) \$	2,032,710 \$	5,73
PD Car Camera and Body worn Camera System	387,225	-	17,000	17,000	7,000	10,000	-	-	37
tation #3 Quint Engine	1,350,000	-	118,273	118,273	19,064	59,783	39,426	1,376,727	(10
tation #3 Ambulance	460,000		79,251	79,251	2,912	29,546	46,793	415,749	. 1
itreet Broom	36,900	-		-		-	-	43,960	(
torm Siren	33,860	-	-	-	-	-	-	33,566	
icag Wind Storm Blower	9,300	-	-	-	-	-	-		
Heavy Duty Trailer	18,250	-	-	-	-	-	-	26,626	(
/erti-Cutter	12,000	-	-	-	-	-	-	19,908	č
ikid Steer	81,013	-	-	-	-	-		81,013	```
-Max Spreader/Sprayer	12,000	-	-	-	-	-	-	12,590	
Park Ops Vehicle	25,889	-	-	-	23,242	-	(23,242)	,	
Bucket Truck	117,261	-		-		-	(20)2 (2)	126,757	(
Awnings for Storage	19,800		300	300		300		11,100	`
Engineering Vehicle	35,998		500	500		500		40,226	(
Public Safety Complex, Phase 2-Design	1,555,615		205,380	205,380	90,154	114,616	610	1,373,520	(2
Public Safety Complex, Phase 2-Design	670,000	-	555,818	555,818	15,662	32,999	507,157	91,507	52
		-					507,157		52
Public Safety Complex, Phase 2-Construction	14,500,000	-	8,903,575	8,903,575	3,358,635	5,544,806		5,596,425	
Public Safety Complex, Phase 2-FFE	1,274,385	-	1,224,224	1,224,224	311,951	403,454	508,818	50,161	50
ire Engine Station 4 - FUNDS REALLOCATED	1,100,000	-	-	-	-	-	-	-	1,10
ire Station #4 - Design	600,000	-	285,616	285,616	106,673	178,943	-	337,939	(2
ire Station #4 - Engine	1,250,000	-	117,557	117,557	18,754	58,905	39,897	1,132,443	3
Fire Station #4 - Ambulance	552,000	-	509,445	509,445	1,676	406,654	101,114	42,555	10
Fire Station #4 - Other Costs	8,250	-	-	-	- -	-	-	8,250	2 **
Total Facility Projects	\$ 24,109,746 \$	-	\$ 12,016,439	5 12,016,439	\$ 3,955,725	\$ 6,840,008	\$ 1,220,707 \$	10,821,022 \$	2,49
ransfer Out	-	-	-	-	-	-	-	-	
Total Expenditures	\$ 181,900,719 \$	-	\$ 80,084,368	80,084,368	\$ 7,307,573	\$ 69,533,179	\$ 3,243,616 \$	45,373,759 \$	59,68
NUE OVER (UNDER) EXPENDITURES			Ş	(79,084,368)	\$ (4,520,731)				
ning Fund Balance (Restricted for Capital Projects) October 1				77,609,702	77,609,702				
			_						
g Fund Balance (Restricted for Capital Projects) Current Month				\$ (1,474,666)	\$ 73,088,971				

TOWN OF PROSPER, TEXAS MONTHLY FINANCIAL REPORT February 28, 2023

CAPITAL PROJECTS FUND-WATER/SEWER

	Project Budget	Current Year Original Budget		Current Year Budget Adjustment	An	rent Year mended Budget	C	urrent Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Year Expenditure	Project Budget Balance
REVENUES												
Interest Income		\$	- \$	-	\$	-	\$	321,147				
Bond Proceeds			-	-		-		0				
Transfers In			-	-		-		17,190				
Transfers In - Impact Fee Funds			-	-		-		-				
Transfers In - Bond Funds			-	-		-		(0)				
Total Revenues		\$	- \$	-	\$	-	\$	338,338				
EXPENDITURES												
Lower Pressure Plane Pump Station Design	24,331,100		-	16,204,853		16,204,853		2,629,898	14,155,207	(580,252)	1,701,715	5,844,281
Custer Rd Meter Station/Water Line Relocation	3,866,832		-	826		826		826	47,450	(47,450)	3,832,735	(14,179)
Doe Branch Parallel Interceptor	-		-	-		-		-	-	-	15,000	(15,000)
Fishtrap (Elem-DNT) Water Line	5,000,000		-	-		-		-	-	-	, -	5,000,000
Water Line Relocation Frontier	-		-	398,239		398,239		15,150	386,358	(3,268)	2,041	(403,548)
Total Water & Wastewater Projects	\$ 33,197,932	\$	- \$	16,603,918	\$ 2	16,603,918	\$	2,645,873	\$ 14,589,015	\$ (630,970) \$	5,551,490	10,411,554
Frontier Park/Preston Lakes Drainage	1,085,000		-	148,379		148,379		140,960	7,419	0	648,022	288,599
Old Town Regional Pond #2	385,000	<u>,</u>	-	17,114	<u> </u>	17,114		-	17,114	-	31,210	336,677
Total Drainage Projects	\$ 1,470,000	Ş	- \$	165,493	Ş	165,493	\$	140,960	\$ 24,532	\$ 0 \$	679,232	625,276
Transfer out			-	-		-		-	-	-	-	
Total Expenses	\$ 34,667,932	\$	- \$	16,769,410	\$ 2	16,769,410	\$	2,786,833	\$ 14,613,547	\$ (630,970) \$	6,230,722	11,036,830
					\$ (2	16,769,410)	\$	(2,448,495)				
Beginning Fund Balance (Restricted for Capital Projects) O	ctober 1				4	40,601,835		40,601,835				
Ending Fund Balance (Restricted for Capital Projects) Curre	ent Month			-	\$ 2	23,832,425	\$	38,153,340				





MONTHLY FINANCIAL REPORT as of March 31, 2023 Cash/Budgetary Basis

Prepared by Finance Department

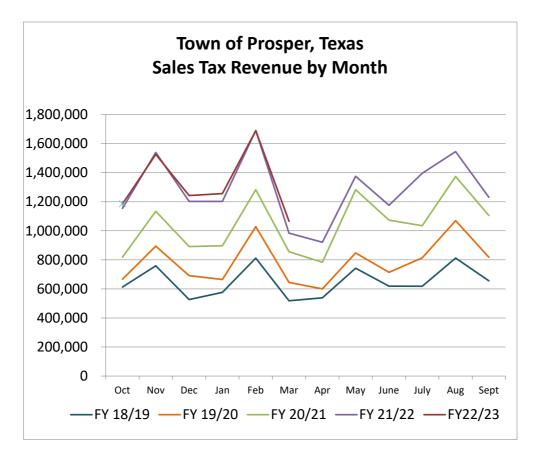
August 8, 2023

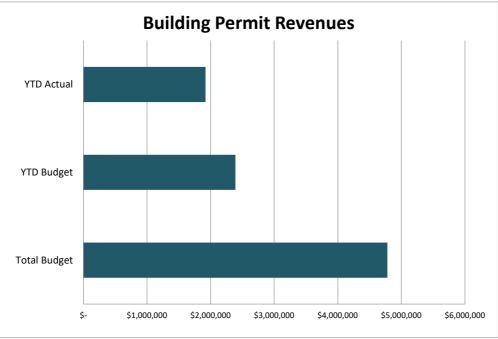
TOWN OF PROSPER, TEXAS

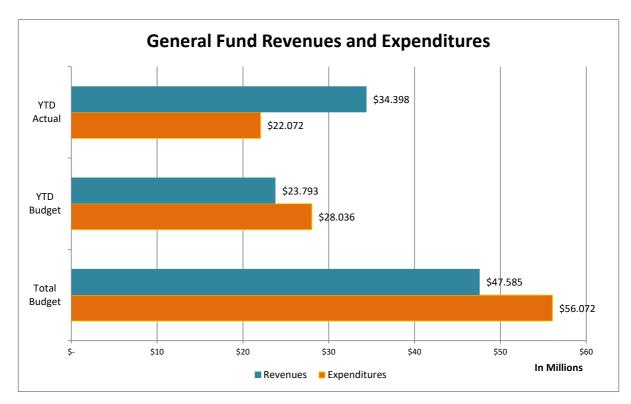
MONTHLY FINANCIAL REPORT March 2023

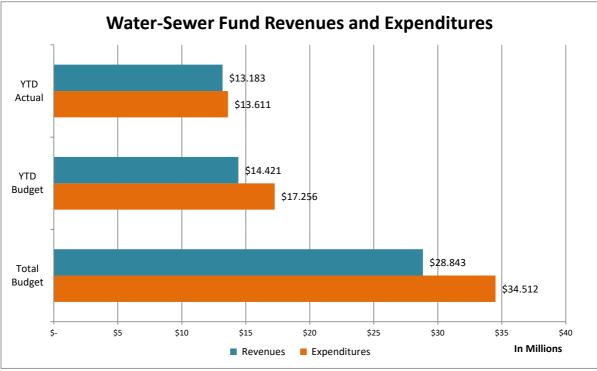
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4

GENERAL FUND

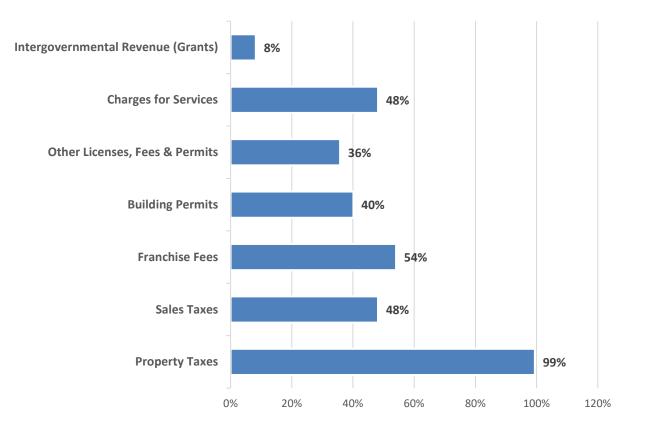
		Original	В	udget	Ar	mended		Current Year	Cu	rrent Year	Curr	ent Remaining			Ι	Prior Year	Change from
		Budget	Adj	ustment	B	Budget		YTD Actuals	Enc	umbrances	Bu	dget Balance	YTD Percent	Note		YTD Actuals	Prior Year
REVENUES	Ś	23,519,547	ė		ć n	3,519,547	\$	23,386,059	ć		\$	133,488	99%	1	÷	18,942,963	23%
Property Taxes Sales Taxes	Ş	10,220,208	Ş	- 0		.0,220,208	Ş	4,923,199	Ş	- 0	Ş	5,297,009	99% 48%	1	\$	4,831,155	23%
												, ,		2			
Franchise Fees		2,404,527		0		2,404,527		1,300,364		0		1,104,163	54%	2		859,544	51%
Building Permits		4,781,000		0		4,781,000		1,919,242		0		2,861,758	40%			2,211,526	-13%
Other Licenses, Fees & Permits		1,552,430		80,000		1,632,430		584,112		0		1,048,318	36%			958,766	-39%
Charges for Services		1,240,961		0		1,240,961		598,021		0		642,940	48%			445,357	34%
Fines & Warrants		250,425		0		250,425		187,159		0		63,266	75%			113,332	65%
Intergovernmental Revenue (Grants)		1,525,000		0		1,525,000		125,733		0		1,399,267	8%			217,246	-42%
Interest Income		150,000		0		150,000		463,512		0		(313,512)	309%			47,516	875%
Transfers In		1,235,335		0		1,235,335		617,667		0		617,668	50%			550,257	12%
Miscellaneous		116,576		0		116,576		48,314		0		68,262	41%			159,771	-70%
Park Fees		509,300		0		509,300		244,343		0		264,957	48%			201,017	22%
Total Revenues	\$	47,505,309	\$	80,000	\$4	7,585,309	\$	34,397,726	\$	-	\$	13,187,583	72%		\$	29,538,450	16%
EXPENDITURES																	
	4	0 241 007	÷	720.000	ć 1	0 070 007	ć	2 5 9 7 1 6 7	ć	1 722 002	ć	4 700 000	F 20/		4	2 022 700	1.00/
Administration	\$	9,341,007		729,900		.0,070,907	\$	3,587,167	Ş	1,723,083	Ş	4,760,656	53%		\$	3,032,709	18%
Police		6,635,120	1	,111,113		7,746,233		3,328,760		749,895		3,667,578	53%			2,714,829	23%
Fire/EMS		9,990,721		35,083		.0,025,804		4,510,967		386,786		5,128,051	49%			3,896,239	16%
Public Works		4,136,738		652,564		4,789,302		1,775,030		424,425		2,589,847	46%			926,166	92%
Community Services		7,174,446		113,200		7,287,646		2,416,798		429,421		4,441,427	39%			2,258,267	7%
Development Services		4,173,570		294,487		4,468,057		1,427,574		210,772		2,829,711	37%			1,503,282	-5%
Engineering		2,601,325		301,867		2,903,192		1,135,541		333,720		1,433,931	51%			964,068	18%
Transfers Out		7,780,485		,000,000		8,780,485		3,890,243		0		4,890,243	44%			5,089,530	-24%
Total Expenses	\$	51,833,412	\$ 4	,238,214	\$5	6,071,627	\$	22,072,080	\$	4,258,103	\$	29,741,444	47%	J	\$	20,385,090	8%
REVENUE OVER (UNDER) EXPENDITURES	\$	(4,328,103)	\$ (4	,158,214)	\$ ((8,486,318)	\$	12,325,646									
Beginning Fund Balance October 1-Unassigned	/Unre	stricted			1	.8,925,919		18,925,919									
Ending Fund Balance				-	\$1	.0,439,601	\$	31,251,565	-								

Notes

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

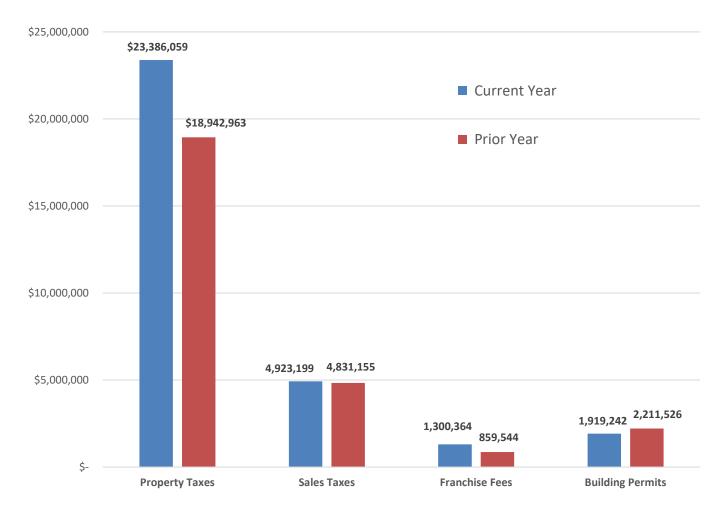
2 Franchise fees and other various license and fees are paid quarterly or annually.

GENERAL FUND YTD REVENUE % OF ANNUAL BUDGET



GENERAL FUND REVENUE

Current YTD to Prior Year YTD Actual Comparison



WATER-SEWER FUND

		Original Budget		Budget djustment		Amended Budget		Current Year YTD Actual		urrent Year cumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES															
Water Charges for Services	\$	17,557,737	\$	500,000	\$	18,057,737	\$	7,304,345	\$	-	\$ 10,753,392	40%		\$ 6,896,654	6%
Sewer Charges for Services		9,462,990		200,000		9,662,990		5,068,632		-	4,594,358	52%		4,587,061	10%
Licenses, Fees & Permits		377,705		30,000		407,705		196,793		-	210,912	48%		181,628	8%
Utility Billing Penalties		186,900		-		186,900		99,725		-	87,175	53%		93,186	7%
Interest Income		60,000		-		60,000		199,013		-	(139,013)	332%		19,995	895%
Other		467,427		-		467,427		314,055		-	153,372	67%		271,788	16%
Transfer In		-		-		-		-		-	-	0		-	0%
Total Revenues	\$	28,112,759	\$	730,000	\$	28,842,759	\$	13,182,563	\$	-	\$ 15,660,196	46%		\$ 12,050,312	9%
EXPENDITURES Administration	ć	1,558,936	ć	199,091	ć	1,758,027	Ś	738,636	ć	18,000	1 001 201	43%		(20.725	17%
Debt Service	\$	4,354,465	Ş	,	Ş	4,354,465	Ş	1,850,739	Ş	18,000	1,001,391 2,503,726	43% 43%	1	630,725 4,463,060	-59%
Water Purchases		4,554,465 9,605,940		-		4,354,465 9,605,940		5,306,907		-	4,299,033	43% 55%	Т	4,463,060 2,982,194	-59% 78%
Sewer Management Fee		3,854,505		-		3,854,505		2,179,366		-	1,675,139	57%		2,982,194 1,780,295	22%
Public Works		11,604,745		456,678		12,061,423		2,952,779		626,395	8,482,250	30%		2,653,638	11%
Transfer Out		2,877,339		-30,070		2,877,339		582,572		020,333	2,294,767	20%		500,340	16%
Total Expenses	\$	33,855,930	\$	655,769	\$	34,511,699	\$	13,610,999	\$	644,395	\$ 18,581,166	41%		\$ 13,010,252	5%
REVENUE OVER (UNDER) EXPENDITURES	\$	(5,743,171)	\$	74,231	\$	(5,668,940)	\$	(428,436)						\$ (959,940)	
Beginning Working Capital October 1						12,669,408	\$	12,669,408							
Ending Working Capital					\$	7,000,468	\$	12,240,972							

Notes

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

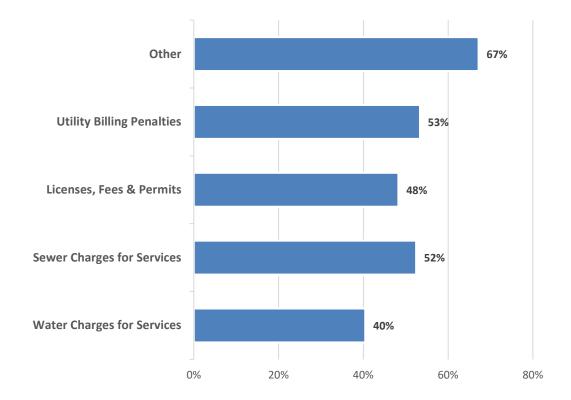
WATER-SEWER FUND

	Mai	r-23	1	Mai	r-22		Growth %
	WATER		SEWER	WATER		SEWER	Change
# of Accts Residential	 12,164		11,460	11,277		10,563	8.17%
# of Accts Commercial	433		389	398		354	9.31%
Consumption-Residential	71,099,050		73,923,550	67,817,810		73,613,533	2.54%
Consumption-Commercial	16,823,510		13,276,760	15,196,870		11,440,150	13.00%
Consumption-Commercial Irrigation	5,105,700			3,481,610			46.65%
Avg Total Res Water Consumption	5,839			6,006			-2.78%
Billed (\$) Residential	\$ 560,806	\$	685,865	\$ 527,535	\$	659,237	6.31%
Billed (\$) Commercial	\$ 164,133	\$	114,430	\$ 148,265	\$	102,464	10.70%
Billed (\$) Commercial Irrigation	\$ 47,190			\$ 31,892			47.97%
Total Billed (\$)	\$ 772,130	\$	800,295	\$ 707,692	\$	761,701	7.01%

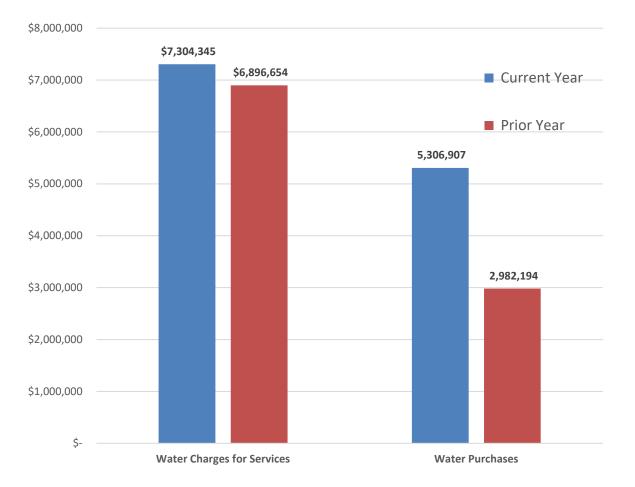
			Four Year	Cumulative
	FY2023	FY2022	Average	Average
October	20,110	16,543	14,882	14,88
November	11,190	11,256	10,010	24,89
December	6,273	7 <i>,</i> 850	7,663	32,55
January	8,049	6,936	6,159	38,71
February	5,914	7,385	6,618	45,33
March	5,839	6,006	6,335	51,66
April		8,613	8,838	60,50
May		13,130	10,904	71,40
June		13,330	13,121	84,52
July		22,900	17,334	101,86
August		27,840	22,933	124,79
September		15,450	18,824	143,61
TOTAL (gal)	57,375	157,239	143,618	

		Rainfall		
	FY2023	FY2022	Average	Cumulative
October	5.65	2.60	4.56	4.56
November	5.82	2.92	3.07	7.63
December	3.43	0.76	2.84	10.47
January	1.29	0.20	2.62	13.09
February	4.51	2.15	3.05	16.14
March	2.69	2.62	3.92	20.06
April		5.90	3.97	24.03
May		8.01	5.65	29.68
June		1.90	4.07	33.75
July		0.41	2.27	36.02
August		5.08	2.83	38.85
September		0.26	2.76	41.61
Annual	23.39	32.81	41.61	

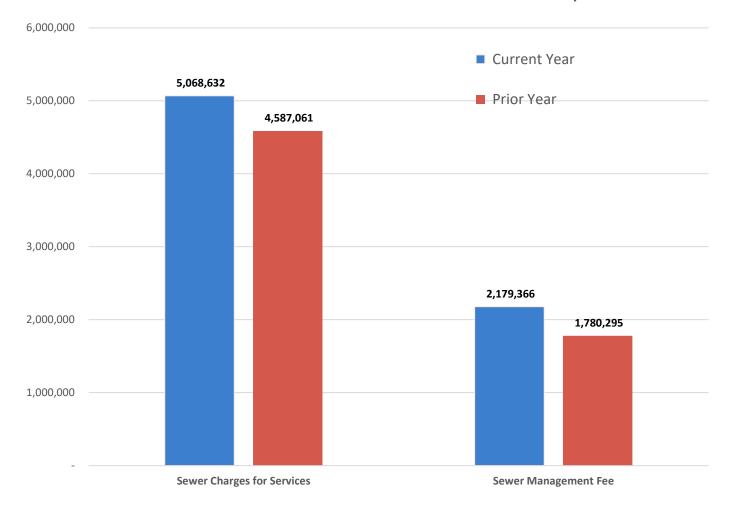
WATER/SEWER REVENUE YTD % OF ANNUAL BUDGET



WATER REVENUE AND EXPENSE Current YTD to Prior Year YTD Actual Comparison



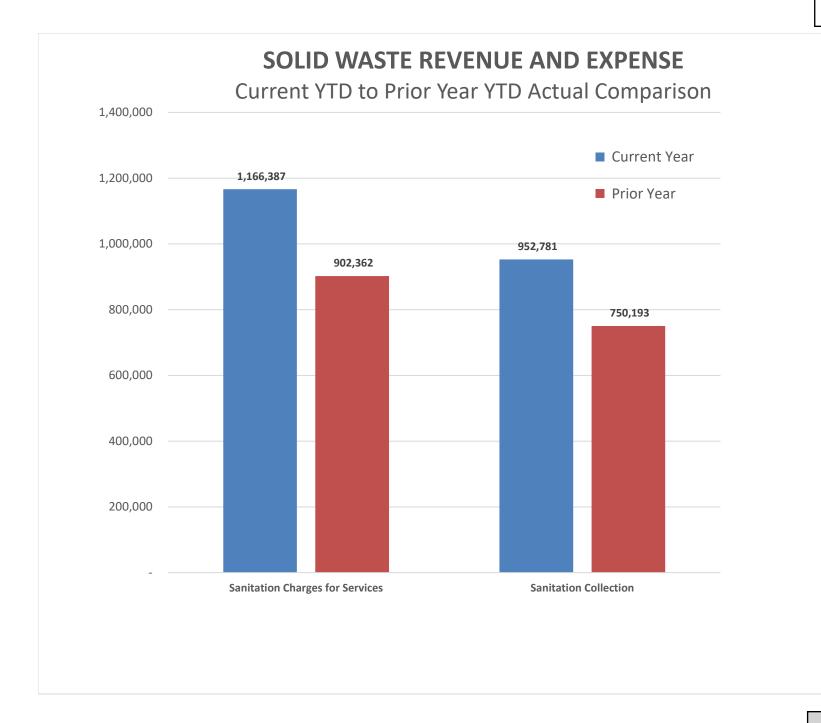
SEWER REVENUE AND EXPENSE Current YTD to Prior Year YTD Actual Comparison



SOLID WASTE FUND

		Original Budget	Budget Adjustmen	Amended Budget	urrent Year TD Actual	Current Y Encumbra		Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actua	0
REVENUES												
Sanitation Charges for Services		2,158,200	-	2,158,200	1,166,387		-	991,813	54%		902,36	2 29%
Interest Income		-	-	-	763		-	(763)	0%			- 0%
Transfer In		1,750,000	-	1,750,000	-		-	1,750,000	0%			- 0%
Total Revenues	\$	3,908,200	\$-	\$ 3,908,200	\$ 1,167,150	\$	-	\$ 2,741,050	30%		\$ 902,36	2 29%
EXPENDITURES Administration Sanitation Collection Transfer Out Total Expenses	\$ \$	1,750,000 2,158,200 	-	1,750,000 2,158,200 - 3,908,200	\$ 35,090 952,781 - 987,871	·	,910 - - ,910	1,700,000 1,205,419 - \$ 2,905,419	3% 44% 0% 26%		750,19 \$ 750,19	- 0%
REVENUE OVER (UNDER) EXPENDITURES	\$	-	\$-	\$ -	\$ 179,279						\$ 152,16	9
Beginning Working Capital October 1				-	\$ -							
Ending Working Capital				\$ -	\$ 179,279						\$ 152,16	Э

Notes



DEBT SERVICE FUND

		Original	Budget		Amended	(Current Year	Current Year		Current Remaining			Prior Year	Change from
		Budget	Adjustmer	t	Budget		YTD Actual	Encumbrances		Budget Balance	YTD Percent	Note	YTD Actual	Prior Year
REVENUES		== 000			75.000					(24, 622)	1000/		A = 5 600	2.64/
Property Taxes-Delinquent	\$	75,000	Ş	- \$	75,000	\$	96,688	Ş	- \$	())	129%		\$ 76,693	26%
Property Taxes-Current		12,605,972		-	12,605,972		12,626,933	-		(20,961)	100%	1	10,373,723	22%
Taxes-Penalties		-		-	-		19,659	-		(19,659)	0%		25,842	-24%
Interest Income		20,000		-	20,000		75,459	-		(55,459)	377%		9,604	686%
Transfer In	-	-		-	-		-	-		-	0%	-	428,581	-100%
Total Revenues	\$	12,700,972	Ş	- \$	12,700,972	\$	12,818,739	Ş	- \$	(117,767)	101%	-	\$ 10,914,443	17%
EXPENDITURES														
Professional Services	\$	-	\$	- \$	-	\$	-	\$	- \$	-	0%	T .	\$-	0%
Bond Administrative Fees		20,000		0	20,000		500	()	19,500	3%		600	-17%
2013 GO Refunding Bond		180,000		0	180,000		0	()	180,000	0%		0	0%
2014 GO Bond Payment		315,000		0	315,000		0	()	315,000	0%		0	0%
2015 GO Bond Payment		1,309,200		0	1,309,200		1,309,200	()	-	100%		1,220,300	7%
2015 CO Bond Payment		465,000		0	465,000		465,000	()	-	100%		445,000	4%
2016 GO Debt Payment		0		0	0		0	()	-	0%	3	0	0%
2016 CO Debt Payment		80,000		0	80,000		80,000	()	-	100%		70,000	14%
2017 CO Debt Payment		85,000		0	85,000		85,000	()	-	100%	<u></u> ∼ 2	70,000	21%
2018 GO Debt Payment		145,000		0	145,000		145,000	()	-	100%		145,000	0%
2018 CO Debt Payment		475,000		0	475,000		475,000	()	-	100%		455,000	4%
2019 CO Debt Payment		399,806		0	399,806		399,806	()	1	100%		381,123	5%
2019 GO Debt Payment		160,000		0	160,000		160,000	()	-	100%		155,000	3%
2020 CO Debt Payment		255,000		0	255,000		255,000	()	-	100%		245,000	4%
2021 CO Debt Payment		245,000		0	245,000		245,000	()	-	100%		310,000	-21%
2021 GO Debt Payment		1,225,000		0	1,225,000		1,225,000	()	-	100%		1,925,000	-36%
2022 GO Debt Payment		1,890,000		0	1,890,000		1,890,000	()	-	100%	μ	0	0%
Bond Interest Expense		5,662,157		0	5,662,157		2,785,327	()	2,876,830	49%		2,238,972	24%
Total Expenditures	\$	12,911,163	\$	- \$	12,911,163	\$	9,519,832	\$	- \$	3,391,331	74%		\$ 10,250,995	-7%
REVENUE OVER (UNDER) EXPENDITURES	\$	(210,191)	\$	- \$	(210,191)	\$	3,298,907						\$ 663,449	
Beginning Fund Balance October 1					683,357		683,357						2,619,367	
Ending Fund Balance Current Month				\$	473,166	\$	3,982,264						\$ 3,282,816	

Notes

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

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

3 No principal payment until 2026.

CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT

	Original		Budget	Amended	Current Year	Current Year		rent Remaining			Prior Year	Change from
	 Budget	Ad	justment	Budget	YTD Actual	Encumbrances	Bi	udget Balance	YTD Percent	Note	YTD Actual	Prior Year
REVENUES												
Sales Tax - Town	\$ 2,741,662	\$	- \$	2,741,662	\$ 1,325,443	\$-	\$	1,416,219	48%		\$ 1,286,738	3%
Interest Income	1,200		-	1,200	2	-		1,198	0%		389	-99%
Other	-		-	-	-	-		-	0%		-	0%
Total Revenue	\$ 2,742,862	\$	- \$	2,742,862	\$ 1,325,445	\$-	\$	1,417,417	48%	-	\$ 1,287,127	3%
EXPENDITURES												
Personnel	\$ 2,711,865	\$	- \$	2,711,865	\$ 1,373,653	\$-	\$	1,338,212	51%		\$ 983,572	40%
Other	1,200		-	1,200	(9,299)	-		10,499	-775%		8	-120236%
Total Expenditures	\$ 2,713,065	\$	- \$	2,713,065	\$ 1,364,354	\$-	\$	1,348,711	50%] [\$ 983,580	39%
REVENUE OVER (UNDER) EXPENDITURES	\$ 29,797	\$	- \$	29,797	\$ (38,909)						\$ 303,548	
Beginning Fund Balance October 1				453,711	453,711						302,439	
Ending Fund Balance Current Month			\$	483,508	\$ 414,802					-	\$ 605,987	

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

	Original Budget	Budget Adjustmen		Amended Budget	urrent Year YTD Actual	Current Yea Encumbranc		rent Remaining udget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES												
Sales Tax - Town	\$ 2,710,483	\$	- \$	2,710,483	\$ 1,323,893	\$	- \$	1,386,590	49%		\$ 1,283,430	3%
Interest Income	600		-	600	1,364		-	(764)	227%		205	565%
Other	-		-	-	-		-	-	0%		-	0%
Total Revenue	\$ 2,711,083	\$	- \$	2,711,083	\$ 1,325,257	\$	- \$	1,385,826	49%		\$ 1,283,636	3%
EXPENDITURES												
Personnel	\$ 2,682,642	\$	- \$	2,682,642	\$ 1,289,599	\$	- \$	1,393,043	48%		\$ 1,112,297	16%
Other	2,400		-	2,400	(9,299)		-	11,699	-387%		8	-120236%
Total Expenditures	\$ 2,685,042	\$	- \$	2,685,042	\$ 1,280,301	\$	- \$	1,404,741	48%		\$ 1,112,305	15%
REVENUE OVER (UNDER) EXPENDITURES	\$ 26,041	\$	- \$	26,041	\$ 44,957						\$ 171,331	
Beginning Fund Balance October 1				457,409	457,409						203,982	
Ending Fund Balance Current Month			\$	483,450	\$ 502,366						\$ 375,313	-

VEHICLE AND EQUIPMENT REPLACEMENT FUND

	Original	Budget	Amended	Ci	urrent Year	(Current Year	Ci	urrent Remaining			Р	rior Year	Change from
	Budget	ljustment	Budget		TD Actual		ncumbrances		Budget Balance	YTD Percent	Note		TD Actual	Prior Year
	0		<u> </u>						0				-	
REVENUES														
Grant Revenue	\$ -	\$ - \$	-	\$	-	\$	-	\$	-	0%		\$	-	0%
Other Reimbursements	150,000	-	150,000		-		-		150,000	0%			-	0%
Interest Income	25,000	-	25,000		75,617		-		(50,617)	302%			7,405	921%
Charges for Services	1,385,257	-	1,385,257		692,629		-		692,628	50%			585,099	18%
Total Revenue	\$ 1,560,257	\$ - \$	1,560,257	\$	768,246	\$	-	\$	792,011	49%		\$	592,504	30%
EXPENDITURES														
Vehicle Replacement	\$ 754,100	\$ 46,135 \$	800,235	\$	64,162	\$	119,543	\$	616,530	23%		\$	392,447	-84%
Equipment Replacement	170,906	-	170,906		9,461		-		161,445	6%			-	0%
Technology Replacement	 293,200	69,277	362,477		20,782		48,494		293,200	19%			118,628	-82%
Total Expenditures	\$ 1,218,206	\$ 115,412 \$	1,333,618	\$	94,405	\$	168,037	\$	1,071,175	20%	l	\$	511,075	-82%
REVENUE OVER (UNDER) EXPENDITURES	\$ 342,051	\$ (115,412) \$	226,639	\$	673,841							\$	81,429	
Beginning Fund Balance October 1			3,957,862		3,957,862								3,957,862	
Ending Fund Balance Current Month		\$	4,184,501	\$	4,631,703	-						\$	4,039,291	

Notes

Item 3.

STORM DRAINAGE UTILITY FUND

	Original		Budget	۸m	ended		Current Year		Current Year	C	urrent Remaining			D	rior Year	Change from
	-								Encumbrances		-	VTD Deveent	Note			Prior Year
	 Budget	A	djustment	ы	udget		YTD Actual	E	ncumbrances	1	Budget Balance	YTD Percent	Note	Ŷ	TD Actual	Prior Year
REVENUES																
Storm Drainage Utility Fee	\$ 825,000	\$	-	\$	825,000	\$	423,841	\$	-	\$	401,159	51%		\$	392,132	8%
Drainage Review Fee	3,000		-		3,000		3,150		-		(150)	105%			928	239%
Interest Income	1,800		-		1,800		(2,448)		-		4,248	-136%			1,209	-303%
Transfer In	-		-		-		-		-		-	0%			531,449	-100%
Other Revenue	-		-		-		2,096		-		(2,096)	0%			-	0%
Total Revenue	\$ 829,800	\$	-	\$	829,800	\$	426,639	\$	-	\$	403,161	51%		\$	925,718	-54%
EXPENDITURES																
Personnel Services	\$ 181,914	\$	-	\$	181,914	\$	79,874	\$	-	\$	102,040	44%		\$	69,316	15%
Debt Service	217,575		-		217,575		149,610		-		67,965	69%	2		736,206	-80%
Operating Expenditures	288,177		82,706		370,883		89,665		(18,910)		300,127	19%			39,585	127%
Transfers Out	107,996		-		107,996		53,998		-		53,998	50%	1		478,892	-89%
Total Expenses	\$ 795,662	\$	82,706	\$	878,368	\$	373,148	\$	(18,910)	\$	524,130	40%		\$	1,323,999	-72%
													-			
REVENUE OVER (UNDER) EXPENDITURES	\$ 34,138	\$	(82,706)	\$	(48,568)	\$	53,491							\$	(398,281)	
Beginning Working Capital October 1					816,012		816,012								632,579	
			_			-										
Ending Working Capital Current Month			_	\$	767,444	\$	869,503							\$	234,298	
			-													

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.

Item 3.

PARK DEDICATION AND IMPROVEMENT FUNDS

	Original	Budge		Amended	Current Year	Current			ent Remaining				rior Year	Change from
	Budget	Adjustm	ent	Budget	YTD Actual	Encumb	rances	Bu	dget Balance	YTD Percent	Note	ΥT	D Actual	Prior Year
REVENUES														
Park Dedication-Fees	\$ 964,000	\$	- \$	964,000	\$ -	\$	-	\$	964,000	0%		\$	97,378	-100%
Park Dedication - Transfers In	-		-	-	-		-		-	0%			-	0%
Park Improvements	873,000		-	873,000	-		-		873,000	0%			210,710	-100%
Contributions/Grants	200,550		-	200,550	-		-		200,550	0%			-	0%
Interest-Park Dedication	2,000		-	2,000	15,532		-		(13,532)	777%			3,595	332%
Interest-Park Improvements	4,050		-	4,050	18,508		-		(14,458)	457%			1,851	900%
Total Revenue	\$ 2,043,600	\$	- \$	2,043,600	\$ 34,040	\$	-	\$	2,009,560	2%		\$	313,535	-89%
XPENDITURES														
Cockrell Park Trail Connection	\$ -	\$	- \$	-	\$ -	\$	-	\$	-	0%		\$	-	0%
Park Dedication Land Acquisition	-		- '	-	-		-		-	0%			-	0%
Hike & Bike Master Plan	-		-	-	-		-		-	0%			-	0%
Hays Park	-		-	-	-		-		-	0%			35,560	-100%
Pecan Grove H&B Trail	-		-	-	-		-		-	0%			-	0%
Pecan Grove Park	-	79	8,971	798,971	244,819	(602,726		(48,575)	106%			-	0%
Windsong Neighborhood Park	100,000		-	100,000	-		-		100,000	0%			-	0%
Capital (Misc. small projects)	-		-	-	-		-		-	0%			6,346	-100%
Total Expenses	\$ 100,000	\$ 79	8,971 \$	898,971	\$ 244,819	\$ (602,726	\$	51,425	94%		\$	41,906	484%
EVENUE OVER (UNDER) EXPENDITURES	\$ 1,943,600	\$ (79	8,971) \$	1,144,630	\$ (210,780)									
eginning Fund Balance October 1				2,140,734	2,140,734								2,660,035	
nding Fund Balance Current Month			\$	3,285,364	\$ 1,929,954							\$	2,660,035	

Notes

TIRZ #1 - BLUE STAR

	Original	Budget		Amended	C	urrent Year	Curr	ent Remaining			F	Prior Year	Change from
	Budget	Adjustment		Budget	``	YTD Actual	Bu	dget Balance	YTD Percent	Note	Y	TD Actual	Prior Year
REVENUES													
Impact Fee Revenue:													
Water Impact Fees	\$ -	\$	- \$	-	\$	-	\$	-	0%		\$	259,800	-100%
Wastewater Impact Fees	-		-	-		94,492		(94,492)	0%			418,333	-77%
East Thoroughfare Impact Fees	200,000		-	200,000		-		200,000	0%			1,311,979	-100%
Property Taxes - Town (Current)	824,243		-	824,243		810,076		14,167	98%			612,991	32%
Property Taxes - Town (Rollback)	-		-	-		-		-	0%			-	0%
Property Taxes - County (Current)	184,704		-	184,704		-		184,704	0%			-	0%
Sales Taxes - Town	1,024,068		-	1,024,068		474,811		549,257	46%			417,554	14%
Sales Taxes - EDC	857,656		-	857,656		397,655		460,001	46%			349,702	14%
Interest Income	6,000		-	6,000		33,678		(27,678)	561%			2,243	1402%
Transfer In	-		-	-		-		-	0%			-	0%
Total Revenue	\$ 3,096,671	\$	- \$	3,096,671	\$	1,810,712	\$	1,285,959	58%]	\$	3,372,602	-46%
EXPENDITURES													
Professional Services	\$ 6,000	\$	- \$	6,000	\$	-	\$	6,000	0%		\$	-	0%
Developer Rebate	3,090,671		-	3,090,671		-	\$	3,090,671	0%		-	1,207,639	-100%
Transfers Out	-		-	-		-	\$	-	0%			-	0%
Total Expenses	\$ 3,096,671	\$	- \$	3,096,671	\$	-	\$	3,096,671	0%	1	\$	1,207,639	-100%
REVENUE OVER (UNDER) EXPENDITURES			\$	-	\$	1,810,712					\$	2,164,963	
Beginning Fund Balance October 1				1,392,520		1,392,520						301,260	
Ending Fund Balance Current Month			\$	1,392,520	\$	3,203,232					\$	2,466,223	

TIRZ #2

	(Driginal	Budget	: A	Amended	Cu	rrent Year	Curr	ent Remaining			Prior	Year	Change from
		Budget	Adjustme	ent	Budget	YT	D Actual	Bu	dget Balance	YTD Percent	Note	YTD /	Actual	Prior Year
REVENUES														
Property Taxes - Town (Current)	\$	33,166	\$	- \$	33,166	\$	33,061	\$	105	100%		\$	154,136	-79%
Property Taxes - Town (Rollback)		-		-	-		-		-	0%			-	0%
Property Taxes - County (Current)		7,432		-	7,432		-		7,432	0%			-	0%
Sales Taxes - Town		-		-	-		-		-	0%			-	0%
Sales Taxes - EDC		-		-	-		-		-	0%			-	0%
Interest Income		75		-	75		583		(508)	778%			(53)	-1196%
Total Revenue	\$	40,673	\$	- \$	40,673	\$	33,644	\$	7,029	83%		\$	154,083	-78%
EXPENDITURES														
Professional Services	\$	-	\$	- \$	-	\$	-		-	0%		\$	-	0%
Developer Rebate		40,673		-	40,673		-		40,673	0%			-	0%
Transfers Out		-		-	-		-		-	0%			-	0%
Total Expenditures	\$	40,673	\$	- \$	40,673	\$	-	\$	40,673	0%		\$	-	0%
REVENUE OVER (UNDER) EXPENDITURES				\$	-	\$	33,644					\$	154,083	
Beginning Fund Balance October 1					24,835		24,835						25,189	
Ending Fund Balance Current Month				\$	24,835	\$	58,479					\$	179,272	

WATER IMPACT FEES FUND

		Project Budget	С	urrent Year Original Budget		urrent Year Budget Adjustment	ļ	urrent Year Amended Budget	C	urrent Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure		Project Budget Balance
REVENUES															
Impact Fees Water			\$	3,500,000	\$	- \$	\$	3,500,000	\$	1,342,007					
Interest Income				45,000		-		45,000		88,669					
Total Revenues			\$	3,545,000	\$	- \$	\$	3,545,000	\$	1,430,676					
EXPENDITURES															
Developer Reimbursements															
Cambridge Park Estates		-		0		-		0		180,350	-	(180,350)		-	(180,350)
Parks at Legacy Developer Reimb		250,000		250,000		-		250,000		-	-	250,000		-	250,000
Star Trail Developer Reimb		367,000		367,000		-		367,000		639,029	-	(272,029)		-	(272,029)
Victory at Frontier Developer Reimb		42,000		42,000		-		42,000		-	-	42,000		-	42,000
Westside Developer Reimb		-		-		-		-		-	-	-		-	-
TVG Windsong Developer Reimb		625,000		625,000		-		625,000		1,083	-	623,917		-	623,917
Total Developer Reimbursements	\$	1,284,000	\$	1,284,000	\$	- ¢	\$	1,284,000	\$	820,463	\$-	\$ 463,537	\$	- \$	463,537
Capital Expenditures															
12" Water Line - DNT		200,000		24,250		85,042		109,292		24,226	60,816	24,250	90,7	08	109,292
Lower Pressure Plane Easements		1,000,000		1,400,000		-		1,400,000		95	-	1,399,905		-	999,905
Impact Fee Study		100,000		-		-		-		-	100,000	(100,000)		-	-
Lower Pressure Plane		3,100,000		3,200,000		-		3,200,000		-	-	3,200,000		-	3,100,000
Total Projects	\$	4,400,000	\$	4,624,250	\$	85,042 \$	\$	4,709,292	\$	24,321	\$ 160,816	\$ 4,524,155	\$ 90,7	08 \$	4,209,197
Transfer to CIP Fund		-		_		-		-		-	-	-		-	
Total Transfers Out	\$	-	\$	-	\$	- \$	5	-	Ś	-	\$ -	\$ -	Ś	- \$	-
	<u> </u>		Ŧ		Ŧ		r.		7		•	Ŧ	Ŧ	+	
Total Expenditures	\$	5,684,000	\$	5,908,250	\$	85,042 \$	\$	5,993,292	\$	844,783	\$ 160,816	\$ 4,987,692	\$ 90,7	08 \$	4,672,734
REVENUE OVER (UNDER) EXPENDITURES						Ş	\$	(2,448,292)	\$	585,893					
Beginning Fund Balance October 1								4,366,761		4,366,761					
Ending Fund Balance Current Month						\$	5	1,918,469	\$	4,952,654					

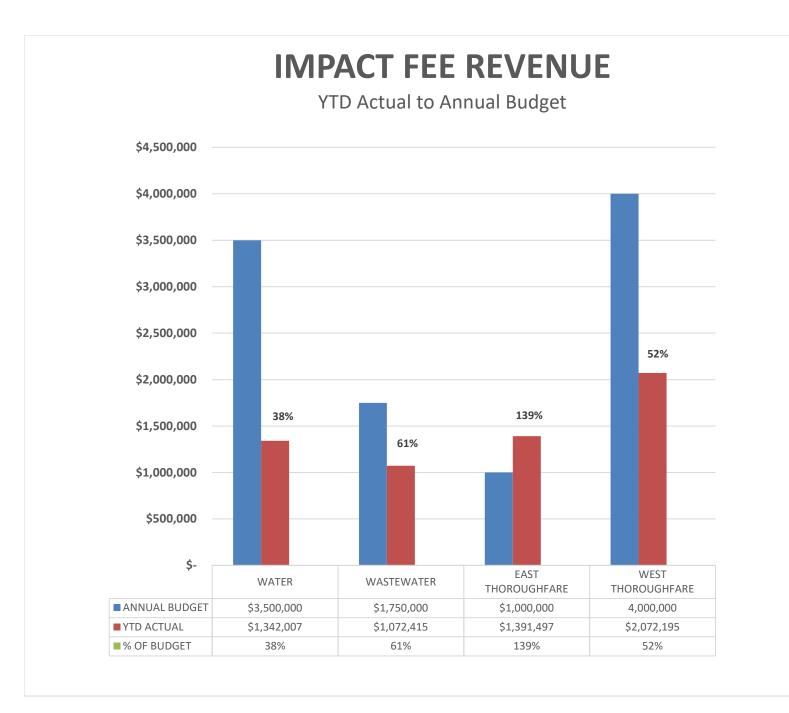
WASTEWATER IMPACT FEES FUND

		C	urrent Year	Cu	rrent Year	C	Current Year								Project
	Project		Original		Budget		Amended	C	Current Year	Current Year	Current Re	0	Prior Year		Budget
	 Budget		Budget	Ac	ljustment		Budget		Actual	Encumbrances	Budget I	Balance	Expenditu	re	Balance
REVENUES															
Impact Fees Wastewater		\$	1,750,000	\$	-	\$	1,750,000	\$	1,072,415						
Interest Income			14,625		-		14,625		43,763						
Upper Trinity Equity Fee			300,000		-		300,000		140,500						
Total Revenues		\$	2,064,625	\$	-	\$	2,064,625	\$	1,256,678						
EXPENDITURES															
Developer Reimbursements															
TVG Westside Utility Developer Reimb	350,000		350,000		-		350,000		73,372	-		276,628		-	276,628
Prosper Partners Utility Developer Reimb	100,000		100,000		-		100,000		-	-		100,000			100,000
Frontier Estates Developer Reimb	25,000		25,000		-		25,000		683	-		24,317		-	24,317
LaCima Developer Reimb	20,000		20,000		-		20,000		-	-		20,000		-	20,000
Brookhollow Developer Reimb	100,000		100,000		-		100,000		2,822	-		97,178		-	97,178
TVG Windsong Developer Reimb	700,000		700,000		-		700,000		174,964	-		525,036		-	525,036
All Storage Developer Reimb	50,000		50,000		-		50,000		9,030	-		40,970		-	40,970
Legacy Garden Developer Reimb	 60,000		60,000		-		60,000		1,366	-		58,634		-	58,634
Total Developer Reimbursements	\$ 1,405,000	\$	1,405,000	\$	-	\$	1,405,000	\$	262,237	\$ -	\$:	1,142,763	\$	- \$	1,142,763
Capital Expenditures															
Doe Branch Wastewater Lines	475,000		212,000		314,400		526,400		47,000	766,506		(287,106)	48,	600	(335,706)
Impact Fee Study	 100,000		-		-		-		-	100,000		(100,000)		-	(100,000)
Total Projects	\$ 575,000	\$	212,000	\$	314,400	\$	526,400	#\$	47,000	\$ 866,506	\$	(387,106)	\$ 48,	600 \$	(435,706)
Transfer to CIP Fund	 -		-		-		-		-	-					
Total Transfers Out	\$ -	\$	-	\$	-	\$	-	\$	-	\$-	\$	-	\$	- \$	-
Total Expenditures	\$ 1,980,000	\$	1,617,000	\$	314,400	\$	1,931,400	\$	309,237	\$ 866,506	\$	755,657	\$ 48,	600 \$	707,057
REVENUE OVER (UNDER) EXPENDITURES						\$	133,225	\$	947,441						
Beginning Fund Balance October 1							2,733,394		2,733,394						
Ending Fund Balance Current Month						\$	2,866,619	\$	3,680,835						

THOROUGHFARE IMPACT FEES FUND

	 Project Budget	C	Current Year Original Budget	irrent Year Budget djustment	(Current Year Amended Budget	(Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES												
East Thoroughfare Impact Fees		\$	1,000,000	\$ -	\$	1,000,000	\$	1,391,497				
East Thoroughfare Other Revenue			-	-		-		-				
West Thoroughfare Impact Fees			4,000,000	-		4,000,000		2,072,195				
West Thoroughfare Other Revenue			-	-		-		-				
Interest-East Thoroughfare Impact Fees			14,000	-		14,000		46,982				
Interest-West Thoroughfare Impact Fees			45,000	-		45,000		71,649				
Total Revenues		\$	5,059,000	\$ -	\$	5,059,000	\$	3,582,325				
EXPENDITURES												
East												
FM 1461 (SH289-CR 165)	175,000		175,000	-		175,000		77,074	-	97,927	154,147	(56,221)
Coleman Median Landscape (Talon-Victory)	30,000		-	-		-		-	-	-	25,200	4,800
Coit Road (First - Frontier)	1,289,900		50,000	364,755		414,755		-	364,755	50,000	925,776	(630)
Impact Fee Study	50,000		-	-		-		-	50,000	(50,000)	-	-
Cambridge Park Estates	-		-	-		-		174,494	-	(174,494)	-	(174,494)
Transfer to Capital Project Fund	1,820,000		1,820,000	-		1,820,000		152,775	-	1,667,225		1,667,225
Total East	\$ 3,364,900	\$	2,045,000	\$ 364,755	\$	2,409,755	\$	404,343	\$ 414,755	\$ 1,590,658	\$ 1,105,123	5 1,440,681
West												
Teel 380 Intersection Improvements	100,000		0	1,000		1,000		358,413	1,615	(359,028)	100,985	(361,013)
Fishtrap (Elem-DNT)	6,600,000		6,600,000	-		6,600,000		-	-	6,600,000	-	6,600,000
Traffic Signal	300,000		-	-		-		-	-	-	269,492	30,508
Parks at Legacy Developer Reimb	500,000		500,000	-		500,000		102,901	-	397,099	-	397,099
Star Trail Developer Reimb	1,500,000		1,500,000	-		1,500,000		2,566,792	-	(1,066,792)	-	(1,066,792)
Tellus Windsong Developer Reimb	750,000		750,000	-		750,000		4,680	-	745,320	-	745,320
Legacy Garden Developer Reimb	200,000		200,000	-		200,000		-	-	200,000	-	200,000
Impact Fee Study	50,000		-	-		-		-	50,000	(50,000)	-	(50,000)
Transfer to Capital Project Fund	 -		-	-		-		31,025	-	(31,025)		(31,025)
Total West	\$ 10,000,000	\$	9,550,000	\$ 1,000	\$	9,551,000	#\$	3,063,811	\$ 51,615	\$ 6,435,574	\$ 370,477	6,464,097
Total Expenditures	\$ 13,364,900	\$	11,595,000	\$ 365,755	\$	11,960,755	\$	3,468,154	\$ 466,370	\$ 8,026,231	\$ 1,475,600	7,904,777
REVENUE OVER (UNDER) EXPENDITURES					\$	(6,901,755)	\$	114,171				
Beginning Fund Balance October 1						10,678,812		10,678,812				
Ending Fund Balance Current Month					\$	3,777,058	\$	10,792,983				

Item 3.



SPECIAL REVENUE FUNDS

		Original	Budge	et	Amended	Cu	irrent Year	Current Year	Cu	urrent Remaining			Pric	or Year	Change from
		Budget	Adjustm	ent	Budget	Y	TD Actual	Encumbrance	s I	Budget Balance	YTD Percent	Note	YTD	Actual	Prior Year
Police Donation Revenue	\$	15,500	\$	- \$	15,500	\$	15,165	\$	- \$	335	98%		\$	7,552	101%
Fire Donation Revenue		15,500		-	15,500		7,725		-	7,775	50%			7,424	4%
Child Safety Revenue		28,000		-	28,000		6,420		-	21,580	23%			7,560	-15%
Court Security Revenue		8,000		-	8,000		5,743		-	2,257	72%			3,460	66%
Court Technology Revenue		7,650		-	7,650		4,774		-	2,876	62%			2,928	63%
Municipal Jury revenue		150		-	150		114		-	36	76%			67	71%
Interest Income		2,425		-	2,425		12,188		-	(9,763)	503%			1,601	661%
Interest Income CARES/ARPA Funds		-		-	-		100,785		-	(100,785)	0%			5,821	1631%
Tree Mitigation		-		-	-		244,038		-	(244,038)	0%			-	0%
Miscellaneous		3,048,165		-	3,048,165		2,416		-	3,045,749	0%			2,997	-19%
CARES Act/ARPA Funding		-		-	-		-		-	-	0%			6,018	-100%
Transfer In		-		-	-		-		-	-	0%			-	0%
Total Revenue	\$	3,125,390	\$	- \$	3,125,390	\$	399,366	\$	- \$	2,726,024	13%		\$	45,427	779%
EXPENDITURES LEOSE Expenditure	Ś	17,500	¢	- \$	17,500	\$	3,300	¢	- \$	14,200	19%		\$	-	0%
Court Technology Expense	Ŷ	17,500	Ŷ		-	Ŷ	- 3,300	Ŷ	- ,	-	0%		Ŷ	10,688	-100%
Court Security Expense		15,675		-	15,675		50			15,625	0%			- 10,088	-100%
Police Donation Expense		38,740		_	38,740		1,030	16,8	12	20,898	46%			2,459	-58%
Fire Donation Expense		5,387		5,000	10,387		1,983	6,2		2,169	79%			2,455	0%
Child Safety Expense		39,761		9,985	59,746		22,238	0,2	-	37,508	37%			2,706	722%
Tree Mitigation Expense		55,701	-	-			- 22,230		_		0%			33,600	-100%
Police Seizure Expense		12,995		_	12,995						0%			33,000	0%
CARES Act/ARPA Funding		12,995		_	12,555				-		0%			_	0%
Transfer Out (Tree Mitigation funds)		_		_	_		-			_	0%			-	0%
Total Expenses	\$	130,058	\$ 7	4,985 \$	155,043	\$	28,601	\$ 23.0	- 16 \$	90,400	33%	-	\$	49,453	-42%
	Ŷ	130,030	<u>ر</u> ک	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	155,045	Ŷ	20,001	<i>y</i> 23,0	τΟŢ	50,400	3370	1	Ŷ	45,455	-4270
REVENUE OVER (UNDER) EXPENDITURES	\$	2,995,332	\$ (2	24,985) \$	2,970,347	\$	370,765						\$	(4,027)	
Beginning Fund Balance October 1					817,219		817,219							567,535	
Ending Fund Balance Current Month				\$	3,787,566	\$	1,187,984						\$	563,508	

Notes

CAPITAL PROJECTS FUND - GENERAL

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
Grants		\$.	\$	-\$-	\$-				
Contributions/Interlocal Revenue		-			-				
Bond Proceeds					-				
Interest Income					854,202				
Other Revenue					5,460				
Transfers In - General Fund			1,000,000	1,000,000	3,890,243				
Transfers In - Impact Fee Funds					183,800				
*Transfers In/Out - Bond Funds					-				
Total Revenues		\$-	\$ 1,000,000) \$ 1,000,000	\$ 4,933,704	-			
EXPENDITURES									
Frontier Parkway BNSF Overpass	9,143,771	\$ -			-	-	-	9,345,276	(201,505)
West Prosper Roads	14,168,828				-	-	-	14,017,321	151,507
BNSF Quiet Zone First/Fifth	145,000		4,950	4,950	-	4,950	-	17,146	122,904
Cook Lane (First-End)	20,799				-	-	-		20,799
Coit Rd (First-Frontier) 4 Lns	2,089,900				114	-	(114)		2,089,786
Preston/First Turn Lane	900,000				-	-	-	-	900,000
First St (DNT to Coleman)	20,787,000		1,584,883	1,584,883	126,000	474,548	984,335	1,540,745	18,645,707
Fishtrap (Elem-DNT) 4 Lanes	30,807,000		26,870,802	26,870,802	623,276	26,292,051	(44,525)	3,127,872	763,801
First St (Coit-Custer) 4 Lanes	26,885,000	-	22,840,969	22,840,969	1,569,681	21,435,803	(164,514)	2,744,075	1,135,442
Preston/Prosper Trail Turn Lane	900,000				-	168,946	(168,946)	-	731,054
Victory Way (Coleman-Frontier)	2,500,000				-	-	-	-	2,500,000
Craig Street (Preston-Fifth)	3,450,000		148,005	5 148,005	87,180	73,325	(12,500)	175,595	3,113,900
Fishtrap Section 1 & 4	778,900		5,000	5,000	5,000	-	-	382,323	391,577
Fishtrap (Teel - Gee Road)	6,425,000		6,025,000	6,025,000	326,691	5,867,140	(168,832)	247	230,921
Gee Road (Fishtrap - Windsong)	4,949,000		4,169,579	4,169,579	1,017,504	3,574,045	(421,969)	4,052	353,399
Teel (US 380 Intersection Improvements)	1,280,000		200,000	200,000	11,398	951,760	(763,158)	106,198	210,644
Coleman (Gorgeous - Prosper Trail)	7,000,000		740,906	740,906	154,556	586,350	-	120,534	6,138,561
Coleman (Prosper Trail - PHS)	3,420,000				-	-	-	-	3,420,000
Legacy (Prairie - Fishtrap)	8,225,000		1,133,307	1,133,307	238,378	319,929	575,000	235,694	7,431,000
Coit/US 380 SB Turn Lanes	300,000	-			-	50,000	(50,000)	-	250,000
Safety Way	800,000	-	800,000	800,000	-	-	800,000	-	800,000
Gorgeous/McKinley	700,000	-	700,000	700,000	-	-	700,000	-	700,000
First Street (Coleman)	500,000	-	500,000		-	-	500,000	-	500,000
Teel Parkway (US 380 - Fishtrap Rd) NB 2 Lanes (Design)	900,000		135,700		102,150	33,550	-	82,943	681,357
Total Street Projects	\$ 147,075,198	Ś -	\$ 65,859,101			\$ 59,832,397	\$ 1,764,778	\$ 31,900,019 \$	51,080,856

CAPITAL PROJECTS FUND - GENERAL

	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
Downtown Monument	455,000	-	-	-	-	-	-	244,707	210
Turf Irrigation SH289	68,000	-	-	-	-	-	-	48,935	19
US 380 Median Design (Green Ribbon)	821,250	-	-	-	-	-	-	65,800	75
Whitley Place H&B Trail Extension	750,000	-	-	-	-	-	-	734,209	15
Whitley Place H&B Trail Extension (Pwr line Esmnt)	280,000				-		-	235,202	44
Tanner's Mill Phase 2 Design	1,030,000		688,651	688,651	503,415	185,625	(388)	696,070	(35
Lakewood Preserve, Phase 2	3,845,000	-	-	-	-	131,477	(131,477)	-	3,71
Pecan Grove Ph II	67,500		4,352	4,352	796	3,556	(101,,	66,105	5,, 1
Downtown Pond Improvements	120,000		1,002	1,002	,50	5,550		11,760	10
Raymond Park Phase I	1,200,000		936,986	936,986	46,811	890,175		154,672	10
See Road Trail Connection	700,000		550,500	550,500	40,011	050,175		134,072	70
Coleman Median Landscape (Victory-Preston)	650,000		432,358	432,358	90,360	346,186	(4,188)	19,783	19
Prosper Trail Median Landscape	275,000	-			45,736	103,679	(2,934)	7,352	11
Coleman Median Landscape (Talon-Victory)	454,025	-	146,481	146,481	45,750	105,079	(2,954)	368,124	8
Total Park Projects			\$ 2,208,828	\$ 2,208,828	\$ 687,118	\$ 1,660,698	\$ (138,988) \$		
Total Park Projects	\$ 10,715,775 \$	-	\$ 2,208,828	\$ 2,208,828	\$ 687,118	\$ 1,000,098	\$ (138,988) \$	2,652,718 \$	5,71
PD Car Camera and Body worn Camera System	387,225	-	17,000	17,000	14,500	2,500	-	-	37
tation #3 Quint Engine	1,350,000	-	118,273	118,273	37,365	50,733	30,175	1,376,727	(11
tation #3 Ambulance	460,000	-	79,251	79,251	2,955	31,823	44,472	415,749	
treet Broom	36,900	-	-	-	-	-	-	43,960	
torm Siren	33,860	-	-	-	-	-	-	33,566	
icag Wind Storm Blower	9,300	-	-	-	-	-	-	-	
leavy Duty Trailer	18,250	-	-	-	-	-	-	26,626	
/erti-Cutter	12,000		-		-	-	-	19,908	(
kid Steer	81,013		-		-	-	-	81,013	
-Max Spreader/Sprayer	12,000		-		-	-	-	12,590	
Park Ops Vehicle	25,889	-	-		23,242	-	(23,242)		
Bucket Truck	117,261				-		-	126,757	(
winnings for Storage	19,800	-	300	300	-	300	-	11,100	
Ingineering Vehicle	35,998							40,226	(
Public Safety Complex, Phase 2-Design	1,555,615		205,380	205,380	90,154	114,616	610	1,373,520	(2
Public Safety Complex, Phase 2-Dev Costs	670,000		555,818	555,818	16,402	32,958	506,459	91,507	52
Public Safety Complex, Phase 2-Dev Costs	14,500,000		8,903,575	8,903,575	4,396,681	4,506,761	134	5,596,425	52
Public Safety Complex, Phase 2-Construction	1,274,385	-	1,224,224	1,224,224	4,590,081 363,913	4,508,781	456,856	50,161	45
ire Engine Station 4 - FUNDS REALLOCATED	1,274,385	-	1,224,224	1,224,224	503,913	403,454	400,000	50,101	45 1,10
ire Station #4 - PONDS REALLOCATED	600,000	-	- 285,616	- 285,616	- 135,048	150,568		- 337,939	1,10
-		-					-		
ire Station #4 - Engine	1,250,000	-	117,557	117,557	37,069	49,856	30,633	1,132,443	3
ire Station #4 - Ambulance	552,000	-	509,445	509,445	3,602	408,931	96,912	42,555	9
ire Station #4 - Other Costs	8,250	-	-	-	- -		-	8,250	2.11
Total Facility Projects	\$ 24,109,746 \$		\$ 12,016,439	\$ 12,016,439	\$ 5,120,931	\$ 5,752,501	\$ 1,143,008 \$	10,821,022 \$	2,41
ransfer Out		-	-	-	-	-	-	-	
Total Expenditures	\$ 181,900,719 \$	-	\$ 80,084,368	\$ 80,084,368	\$ 10,069,975	\$ 67,245,596	\$ 2,768,797 \$	45,373,759 \$	59,21
UE OVER (UNDER) EXPENDITURES				\$ (79,084,368)	\$ (5,136,271)			
ning Fund Balance (Restricted for Capital Projects) October 1				77,609,702	77,609,702				
			-			-			
g Fund Balance (Restricted for Capital Projects) Current Month				\$ (1,474,666)	\$ 72,473,431				

CAPITAL PROJECTS FUND-WATER/SEWER

	Project Original B		Current Year Budget Adjustment	Budget Amended			urrent Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Year Expenditure	Project Budget Balance	
REVENUES												
Interest Income		\$	- \$	-	\$	-	\$	374,858				
Bond Proceeds			-	-		-		-				
Transfers In			-	-		-		18,903				
Transfers In - Impact Fee Funds			-	-		-		-				
Transfers In - Bond Funds			-	-		-		(0)				
Total Revenues		\$	- \$	-	\$	-	\$	393,761				
EXPENDITURES												
Lower Pressure Plane Pump Station Design	24,331,100		-	16,204,853	1	6,204,853		3,280,189	13,505,524	(580,860)	1,701,715	5,843,673
Custer Rd Meter Station/Water Line Relocation	3,866,832		-	826		826		826	47,450	(47,450)	3,832,735	(14,179)
Doe Branch Parallel Interceptor	-		-	-		-		-	-	-	15,000	(15,000)
Fishtrap (Elem-DNT) Water Line	5,000,000		-	-		-		-	-	-	-	5,000,000
Water Line Relocation Frontier	-		-	398,239		398,239		16,862	384,740	(3,363)	2,041	(403,643)
Total Water & Wastewater Projects	\$ 33,197,932	\$	- \$	16,603,918	\$ 1	6,603,918	\$	3,297,877	\$ 13,937,714	\$ (631,673) \$	5,551,490	5 10,410,851
Frontier Park/Preston Lakes Drainage	1,085,000		-	148,379		148,379		140,960	7,419	0	648,022	288,599
Old Town Regional Pond #2	385,000	<u> </u>	-	17,114	<u>,</u>	17,114	<u>,</u>	-	17,114	-	31,210	336,677
Total Drainage Projects	\$ 1,470,000	Ş	- \$	165,493	Ş	165,493	\$	140,960	\$ 24,532	\$ 0 \$	679,232	625,276
Transfer out			-	-		-		-	-	-	-	
Total Expenses	\$ 34,667,932	\$	- \$	16,769,410	\$ 1	6,769,410	\$	3,438,837	\$ 13,962,247	\$ (631,673) \$	6,230,722	5 11,036,127
					\$ (1	6,769,410)	\$	(3,045,076)				
Beginning Fund Balance (Restricted for Capital Projects) October 1					4	0,601,835		40,601,835				
Ending Fund Balance (Restricted for Capital Projects) Curr	ent Month			-	\$2	3,832,425	\$	37,556,759				



FACILITIES

PRESPER
A Place Where Everyone Matters

То:	Mayor and Town Council
From:	Chuck Ewings, Assistant Town Manager
Through:	Mario Canizares, Town Manager
Re:	Town Hall Security Updates to Entryways
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a contract between DAC Inc. and the Town of Prosper, Texas, for security improvements to entryways at Town Hall.

Description of Agenda Item:

The attached proposal provides for several improvements to doorways in Town Hall to ensure they are effectively secured, and access is controlled appropriately. This includes new electronic locking hardware that does not rely on magnetic locks to secure the doors. The north and south entrances of Town Hall will be improved along with doors to the Community Room through the library to provide access after normal business hours.

The Town is utilizing a cooperative purchasing agreement through BuyBoard and the total amount for these improvements is \$70,409.65.

Budget Impact:

Staff has been diligently working to address security risks at Town Hall. Funding for these projects were not addressed in the current budget. Savings in other areas will be utilized to cover these costs.

Attached Documents:

1. Contract

Town Staff Recommendation:

Town Staff recommends authorizing the Town Manager to execute a contract between DAC Inc. and the Town of Prosper, Texas, for security improvements to entryways at Town Hall.

Proposed Motion:

I move to approve authorizing the Town Manager to execute a contract between DAC Inc. and the Town of Prosper, Texas, for security improvements to entryways at Town Hall.



PROPOSAL

BuyBoard# 654-21

Date: Thursday, July 20, 2023

RE: **TOWN OF PROSPER City Hall door additions** DAC Proposal No. DS-2300855

BASIS OF PROPOSAL

This proposal is based on:

- Documents/Pictures provided.
- DAC to provide and install electronic locking hardware on three of the four openings Town of Prosper to provide locking hardware on one opening.
- Scope provided by City of Prosper.
- Electricians provide 110V power and conduit where required.
- Our standard Terms and Conditions of Sale which are attached.
- This proposal is valid for thirty (30) days.
- Tax Not Included



SCOPE OF WORK

This proposal includes the EXPANSION of the existing Access Control system. Our scope of work includes removing existing CVR devices and interior pulls provide and install Sargent RIM Exits, Mullions, Electric Strikes, offset pulls Install cover plates if necessary and low voltage installation of wiring, project management, engineering and start-up labor, commissioning, miscellaneous installation materials, one-year warranty.

• DR1, DR2) North Entrance -

• 2ea. Remove CVR's from inner set of doors. Install Mullion, RIM Exits, Strikes (LHR DRS) cover plates as necessary.

2ea. SGT 8804F 32D Sargent exit device, RIM exit device, night latch, less trim, 36", Satin Stainless
 Steel.

• 1ea. Mullion quick connect install wire and Molex connector for quick connect/disconnect on removable mullions.

• 2ea. VD KR4954 8'6" SP28 VON DUPRIN Steel Mullion, Prepped for 2, 299 strikes, 8'6", keyed removeable, dark bronze.

- o 2ea. Electric Strike for RIM Exit Bar with Centerline Latch on Single Door
- o 2ea. SAR LFIC Housing 6034 32D RIM Misc. Parts
- 2ea. Astro Sheet Metal Custom Push Plate, 4"x16", Brushed Aluminum
- o 2ea. SAR LFIC Mortise Housing 6034 32D Misc. Parts
- 2ea. Rockwood RM3311 60-48 32D Type 12HD 1 ¼" Diameter Pull Rockwood Offset door pull, 60"

overall, 48" CTC Mounting, 32D Finish with Storefront Door Mounting Hardware

- o 1ea. Lot cable
- o 1ea. Lot labor

• DR3, DR4) South Entrance -

• 2ea. Remove CVR's from inner set of doors. Install Mullion, RIM Exits, Strikes (LHR DRS) cover plates as necessary.

2ea. SGT 8804F 32D Sargent exit device, RIM exit device, night latch, less trim, 36", Satin Stainless
 Steel.

 \circ 1ea. Mullion quick connect install wire and Molex connector for quick connect/disconnect on removable mullions.

• 2ea. VD KR4954 8'6" SP28 VON DUPRIN Steel Mullion, Prepped for 2, 299 strikes, 8'6", keyed removeable, dark bronze.

- o 2ea. Electric Strike for RIM Exit Bar with Centerline Latch on Single Door
- 2ea. SAR LFIC Housing 6034 32D RIM Misc. Parts
- o 2ea. Astro Sheet Metal Custom Push Plate, 4"x16", Brushed Aluminum
- 2ea. SAR LFIC Mortise Housing 6034 32D Misc. Parts

• 2ea. Rockwood RM3311 60-48 32D Type 12HD 1 ¹/₄" Diameter Pull Rockwood Offset door pull, 60" overall, 48" CTC Mounting, 32D Finish with Storefront Door Mounting Hardware.

- 1ea. Lot cable
- o 1ea. Lot labor



• DR5) Single Wood Door – Delay Egress Dual Card Reader Access

• 1ea. SARGENT LFIC Core 6300 for lock

• 1ea. Sargent Delay Egress RIM-L- Parts <u>Provided by Others</u> Labor to Install Sargent Delayed Egress RIM Exit device on Single Door.

- o 1ea. Misc. Sargent LFIC Mortise Housing 26D with Standard Cam Misc. Parts
- 1ea. Misc. Custom Wire Harness for Integration to Electric Trim/Delay Egress to QC-8 at Door Frame MISC.

Parts.

- o 1ea. Lot cable
- 1ea. Lot labor

• DR6) Single Wood Door – Delay Egress Dual Card Reader Access

- 1ea. SARGENT LFIC Core 6300 for lock
- 1ea. Misc. Sargent LFIC cylinder Housing SGT-6034-32D with Standard Cam Misc. Parts
- 1ea. Keys Standard Sargent Code Cut Keys Match to existing system on file standard 5 or 6 pin keys.
- 1ea. HID card reader.
- 1ea. Door contact.
- 1ea. Lot cable
- 1ea. Lot labor

• DR7) Single Wood Door – Delay Egress Dual Card Reader Access

- o 1ea. SARGENT delay egress rim parts provided by others.
- o 1ea. LFIC re-key
- 1ea. SARGENT LFIC Core 6300 for lock
- o 1ea. Misc. Sargent LFIC Mortise Housing 26D with Standard Cam Misc. Parts
- 1ea. Misc. Custom Wire Harness for Integration to Electric Trim/Delay Egress to QC-8 at Door Frame MISC.

Parts.

- o 1ea. SGT 1259-8804F-RHR-32D rim exit device, night latch, less trim, fire rated, 36", electroguard delayed.
- o 1ea. Lot cable
- 1ea. Lot labor

• DR8) Single Wood Door – Delay Egress Dual Card Reader Access

- 1ea. SARGENT delay egress rim parts provided by others.
- 1ea. LFIC re-key
- 1ea. SARGENT LFIC Core 6300 for lock
- o 1ea. Misc. Sargent LFIC Mortise Housing 26D with Standard Cam Misc. Parts
- 1ea. Misc. Custom Wire Harness for Integration to Electric Trim/Delay Egress to QC-8 at Door Frame MISC. Parts.
- o 1ea. SGT 1259-8804F-RHR-32D rim exit device, night latch, less trim, fire rated, 36", electroguard delayed.
- 1ea. Lot cable
- o 1ea. Lot labor

INVESTMENT

Access Controls material





Total	\$ 70,409.65	
Applicable Tax		\$ 00.00
Access control labor		\$ 14,012.00

Should you have any questions regarding the terms of this proposal, please feel free to contact me.

Jeff Jannsen | DAC, Inc. | Mobile: 682-410-2728 Security * Access Control * Video Surveillance 1179 Corporate Dr. West, Suite 107, Arlington, TX 76006 www.dac-inc.com

PROPOSAL ACCEPTANCE

This proposal is hereby accepted and DAC, Inc. is authorized to proceed with the scope of work described herein. This document serves as a notice to proceed. DAC payment terms are Net 30 days.



Client Name

Signature

Name

Title

Date

DAC, Inc.

Signature

Johnny Johnson Name

<u>General manager</u> Title

Date

Purchase Order

CLARIFICATIONS AND EXCLUSIONS

- DAC operates under the following licensure:
 - License B16589 by the Texas Department of Public Safety

Security



- This proposal is valid for 30 days from the date issued.
- We include a one (1) year system warranty, which will begin from date of final acceptance.
- This proposal is based on work being performed during normal working hours.
- DAC shall provide submittals and O&M Manuals in accordance with the specification.
- A man lift shall be made available for our use for areas that can not be safely reached by a 12' ladder.
- Any reference to liquidated damages must be clear and concise, stipulating penalty amount and scheduled date.
- This proposal shall become part of the subcontract and listed as an attached exhibit.
- We assume a mutually acceptable contract and insurance terms shall be negotiated.
- We assume a mutually acceptable schedule shall be negotiated.
- This proposal is based upon entering into a subcontract with your firm that is not more exacting or restrictive upon DAC, Inc. than the contract between your firm and the Owner. There will be no retainage unless the Owner retains funds on account of our work. There will be no monthly lien release requirements from our vendors and subcontractors unless required by the owner. We will not accept being held to the terms between the contract with your firm and the owner unless a copy of that contract is included as an attachment to the contract between our companies.
- We reserve the right to negotiate certain terms and conditions of your subcontract agreement. We will not agree to Broad Form Indemnity and Hold Harmless Clauses requiring us to be responsible for the actions of others.
- Builders Risk insurance shall be provided by others and shall provide total coverage for DAC, Inc.
- Work shall not start until an executed contract has been received. Additional project related work shall not be executed until a change order has been issued.
- We have not included costs nor will agree to supplement a composite cleanup crew. DAC only assumes responsibility for the waste it generates.
- This proposal excludes all access doors, access hatches, roof penetrations, all patching and painting.
- This proposal excludes payment and performance bonds.
- This proposal excludes fire alarm integration.



TERMS AND CONDITIONS

This quotation and any exhibits and attachments hereto (collectively, "Agreement") and any information contained herein, is the property of DAC, Inc. ("Seller") and shall constitute proprietary and confidential information unless given to a public entity and required by law to be public information. The party to whom this quotation is addressed ("Buyer") acknowledges the confidential nature of this Agreement and agrees to take all commercially reasonable and necessary precautions to ensure the confidential treatment of this Agreement and all information contained herein. This Agreement will not be used, copied, reproduced, disclosed or otherwise disseminated or made available, directly or indirectly, to any third party for any purpose whatsoever without the prior written consent of Seller. The parties agree to be bound by the following terms and conditions.

- 1. Quotations and Acceptance. The quotation is based solely on the bid documents, which consist of the project drawings, specifications and/or instructions of the Buyer only modified by written agreement or Seller objection. Significant deviations between the actual conditions and circumstances of the work and those specified in the bid documents shall be cause for an adjustment in work scope, price and time allowed for performance. Written quotations shall be valid for no more than thirty (30) days from the date of issue, unless specifically stated otherwise herein. Buyer may accept the quotation by signing and returning a copy to Seller or by returning Buyer's own written instrument or order expressly acknowledging the quotation and terms set forth herein, provided, however, Seller hereby gives notice of its objection to any different or additional terms or conditions contained or referenced in Buyer's order, which will be of no force or effect except as may be expressly agreed to by Seller in writing. It is the intent of the parties that these Terms and Conditions of Sale shall govern the sale of goods delivered and services performed. Upon acceptance, this Agreement constitutes the entire understanding between the parties respecting the goods or services. This Agreement may not be discharged, extended, amended or modified in any way except by a written instrument signed by a duly authorized representative of each party.
- 2. Payment. Absent a contrary provision herein, Buyer will pay Seller monthly progress payments on a net thirty (30) days basis from date of invoice for materials delivered (or stored at an off-site storage facility) and services performed, less any retained reserve which will be mutually agreed upon in writing by the parties. The aggregate amount of any such retained reserves shall be paid by Buyer to Seller within thirty (30) days after the date of substantial completion. If Seller provides a Certificate of Substantial Completion, such certificate shall conclusively establish such date. All invoices due and payable to Seller, less any applicable retained reserve, shall accrue interest at a compounded per annum rate not to exceed 11/2% per month (18% per annum) or the maximum rate permitted by law. Acceptance and endorsement by Seller of an instrument for less than the full amount which Seller claims to be due shall not be deemed to be an admission of payment in full and any conditions to the contrary which are noted on such an instrument shall not be binding on Seller. If Buyer does not pay Seller, through no fault of Seller, within seven (7) days from the time payment was due, Seller may, without prejudice to any other remedy it may have, upon seven (7) additional days' written notice to Buyer, stop its work until payment of the amount owing has been received and the contract sum shall be equitably adjusted for reasonable costs of shutdown, delay and startup or in the alternative Seller may terminate this contract for material breach and all monies due Seller for services performed and materials delivered shall be paid upon demand. Seller shall be entitled to recover from Buyer all costs for collection, including reasonable attorneys' and professionals' fees. To the extent payments are received and as required by law, and upon Buyer's request, Seller will furnish mechanics lien waivers as the work progresses.

Seller reserves a security interest in any goods sold to the extent of the invoiced amount to secure payment of Buyer's obligation. In event of payment default, Seller may repossess such goods and a copy of the invoice may be filed with appropriate authorities as a financing statement to event or perfect Seller's security interest in the goods. At Seller's request, Buyer will execute any necessary instrument to perfect Seller's security interest.

- 3. Price and Taxes. The price for the goods and services hereunder are those shown on the face of this Agreement. The price of this Agreement does not include sales, use, excise, duties or other similar taxes, unless otherwise expressly provided herein. Any taxes (other than taxes due on Seller's net income) that are payable hereunder shall be the responsibility of Buyer. If applicable, Buyer shall provide Seller a copy of any appropriate tax exemption certificate for the state(s) into which the goods are to be shipped.
- 4. Changes and Claims. All materials and labor furnished hereunder shall be in accordance with shop drawings submitted by Seller and approved by Buyer. Any changes in the work as set forth in approved shop drawings, or from the scope of work as described herein, will require a written change order submitted to Seller by Buyer. An equitable adjustment will be made in the contract price or delivery dates or both, and this Agreement will be modified accordingly in writing. The cost or credit to Buyer for performance of such change order shall be determined by mutual written agreement prior to the commencement of any work under such change order. Buyer shall notify Seller promptly in writing of any circumstances arising from the performance of the work herein described, which reasonably may be anticipated to result in a claim or back charge to Seller. Upon Seller's receipt of such notification, Seller shall have five (5) working days in which to remedy such circumstances and to avoid the imposition of such claim or back charge. Seller will not be liable for any claim or back charge where Seller has not been notified in the manner as set forth above.
- 5. Access and Overtime. This Agreement is based upon the use of straight time labor only during regular working hours (7:00 a.m. to 4:00 p.m., Monday through Friday, excluding Seller's holidays). If Buyer requests Seller to perform any work outside of regular working hours,



overtime and other additional expense occasioned thereby will be charged to and paid by Buyer. If Seller's work is to be performed on the project site, Buyer will afford unrestricted access to Seller and its employees and agents to all work areas.

- 6. Damage or Loss to Equipment. In the case of equipment not to be installed by or under supervision of Seller, Seller shall not be liable for damage to or loss of equipment after delivery of such equipment to the point of shipment. In the case of equipment to be installed by or under supervision of Seller, Seller shall not be liable for damage or loss after delivery by the carrier to the site of installation; if thereafter, pending installation or completion of installation or full performance by Seller, any such equipment is damaged or destroyed by any cause whatsoever, other than by the fault of Seller, Buyer agrees to promptly pay or reimburse Seller an amount equal to the damage or loss which Seller incurs as a result thereof, in addition to or apart from, any and all other sums due or to become due hereunder.
- 7. Delays. Buyer shall prepare all work areas to be acceptable for Seller's work required hereunder. Buyer acknowledges that the contract sum is based upon Seller being able to perform the work in an orderly and sequential manner, as Seller so determines. If Seller's performance is delayed, interfered with, suspended, or otherwise interrupted, in whole or in part, by Buyer, other contractors on the project site, or by any other third party or by any act within the power and/or duty of Buyer to control, then Buyer agrees that it will be liable to Seller for all increased costs and damages which Seller incurs as a result thereof. Furthermore, if Seller is delayed at any time in the progress of the work by any act or neglect of Buyer, or by any separate contractor employed by Buyer, or by changes ordered in the work or by labor disputes, fire, delay in transportation, adverse weather conditions, casualties, or any other causes beyond Seller's control, then the time for completion of the work shall be extended for a period equal to the time lost by reason of such delay.
- 8. Warranty. Seller warrants to Buyer that all tangible articles installed by Seller will be free of defects in workmanship and material and that the work performed will be of good quality and will conform to the requirements of the bid documents. If the article is installed by Seller, Seller's sole obligation under this warranty shall be to provide, without charge, parts and labor necessary to remedy defects which appear within twelve (12) months from the date of beneficial use or occupancy, as applicable. If Seller provides a Certificate of Substantial Completion, such certificate shall conclusively establish such date. If article is not installed by Seller, the warranty period shall be within twelve (12) months of shipment of said article. Warranty claim must be made to Seller in writing within such twelve (12) month period. All transportation charges incurred in connection with the warranty for equipment not installed by Seller shall be borne by Buyer.

This warranty is the sole and exclusive warranty given with respect to any articles delivered or services performed by Seller. THE WARRANTIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED (EXCEPT WARRANTIES OF TITLE), INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. This warranty is subject to proper installation of the articles (if installation is not performed by Seller or authorized subcontractors of the Seller) and maintenance and storage of the articles in accordance with the specifications and directions supplied by Seller. This warranty does not apply to any defect, malfunction or failure caused by repairs made by other than or without the consent of Seller or the article has been subject to abuse, misuse, neglect, tampering, accident or damage by circumstances beyond Seller's control, including without limitation, acts of God, war, acts of government, corrosion, power fluctuations, freeze-ups, labor disputes, differences with workmen, riots, explosions, vandalism, or malicious mischief, nor to defective associated equipment or use of the articles with equipment for which they were not sold. All of Seller's obligations under this warranty will immediately terminate and be of no further force or effect if all or any part of the purchase price (including any installment payment) with respect to any article covered by this warranty is not paid to Seller when due. If cause of defect is found not to be Seller's responsibility, standard rates for repair or replacement and labor shall apply.

- 9. Ownership. Prior to completion of the Work, any drawings, specifications and equipment list developed in connection with the design for the Work shall remain the property of Seller whether the Work for which they were made is executed or not. Drawings, specifications and equipment lists shall be returned to Seller on demand at any time prior to substantial completion of the Work. Prior to substantial completion of the Work, any drawings, specifications and equipment lists: (a) shall be considered confidential information and trade secrets of Seller unless they constitute information which is exempted or excluded by law from confidential and trade secret status; (b) shall not be used by Buyer on other projects or extensions of a project included within the Work, or to obtain other bids, except by agreement in writing and with appropriate compensation to Seller ; and (c) are not to be reproduced in whole or in part without prior written consent of Seller. Upon substantial completion of the Work and final payment in full by Buyer, ownership of drawings, specifications and equipment lists shall become Buyer's.
- 10. Limitation of Liability. In no event will Seller's total aggregate liability in warranty or contract exceed the contract price paid for the specific product or service that gives rise to the claim excluding third party claims for personal injury, death or property damage or as may be required by law. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY LOST PROFITS, LOSS OF USE, LOSS OF GOODWILL, BUSINESS INTERRUPTION OR ANY OTHER SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND EVEN IF SELLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
- 11. Laws and Permits. Seller shall comply with all applicable federal, state, and local laws and regulation and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Buyer. This contract shall be interpreted and governed under and in accordance with the laws of the jurisdiction in which the goods are delivered or services are performed without regard to its choice of law provisions.



- 12. Indemnification. When Buyer ordinarily has the property of others in its custody, or the Work extends to the protection of the person or property of others, Buyer shall indemnify, save, defend and hold harmless Seller from and against all claims brought by parties other than the parties to the Agreement. This provision shall apply to all claims regardless of cause, including the performance or failure to perform by Seller and including without limitation, defects in products or system design, installation, repair service, monitoring, operation or non-operation of materials or equipment, whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification or strict or product liability; provided, however, Buyer shall have no duty to indemnify in the case of gross negligence or willful misconduct by Seller, its employees, agents or assigns. Buyer agrees to indemnify Seller against, and to defend and hold Seller harmless from any action for subrogation which may be brought against Seller by any insurer or insurance company or its agents or assigns including the payment of all damages, expenses, costs and reasonable attorney's fees. Design Development, Programming, Drawings, Ownership, and Software License(s).
- 13. Disputes. Any controversy or claim arising out of or relating to this Contract, or the breach thereof, shall be settled by good faith consultation and negotiation. If those attempts fail, either party shall provide written notice within thirty (30) days to the other to mutually agree on an arbitration process. If a process is not agreed upon within thirty (30) days, final and binding arbitration in accordance with the then current Construction Industry Arbitration Rules of the American Arbitration Association shall commence and judgment upon the award rendered may be entered in any court having jurisdiction thereof. The arbitration shall be held in the federal, state or municipal courts serving the county in which the project is located unless the parties mutually agree otherwise. The prevailing party shall recover all reasonable legal costs and attorney's fees incurred as a result, which shall be promptly paid by the non-prevailing party. Any dispute or demand for arbitration must be commenced within one (1) year after the cause of action has accrued. Nothing herein shall limit any rights Seller may have under construction mechanic or materialmen lien laws. Seller shall have the right to suspend affected services pending resolution of disputes.
- 14. Insurance. The parties shall each maintain insurance coverage including without limitation, Workers' Compensation and Employer's Liability at statutory limits, Automobile Liability covering all owned, hired and other non-owned vehicles, and Commercial General Liability covering public liability and property damage with limits generally required for its respective industry with not less than \$1,000,000 minimum coverage per occurrence. Such insurance shall be with reputable and financially responsible carriers authorized to transact business in the state in which the project and services are being performed. No credit will be given, or premium paid by Seller for insurance afforded by others.
- 15. Clean Up. Seller agrees to keep the job site clean of debris arising out of its operations. Buyer shall not back charge Seller for any costs or expenses for clean up or otherwise without prior written notice and Seller's written consent.
- 16. Severability. The invalidity or unenforceability of any provision herein shall in no way affect the validity or enforceability of any other provision.

PLANNING





То:	Mayor and Town Council
From:	David Hoover, Director of Development Services
Through:	Mario Canizares, Town Manager Chuck Ewings, Assistant Town Manager
Re:	Façade Plan Dutch Bros Town Council Meeting – August 08, 2023

Agenda Item:

Consider and act upon a Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0011)

Description of Agenda Item:

The Façade plan shows exterior elevations of the Drive-Through Restaurant that is being proposed on the subject property as shown below.

Per Planned Development 67, the façade plan shall be approved by Town Council. Renderings of the façade plan shall be shown below and attached:

Drive-Through Restaurant



On July 18, 2022, Planning & Zoning Commission approved a Site Plan and Façade Plan for Drive-Through Restaurant with a vote of 6-0.

Attachments:

- 1. Location Map
- 2. Façade Plan

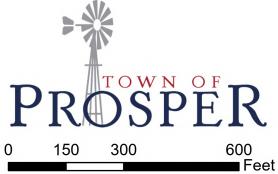
Town Staff Recommendation:

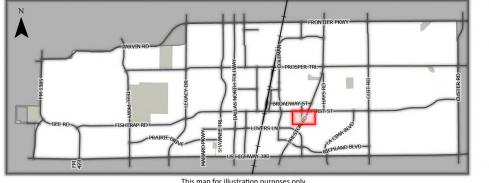
Town staff recommends approval of the Façade Plan.

Proposed Motion:

I move to approve a Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0011)

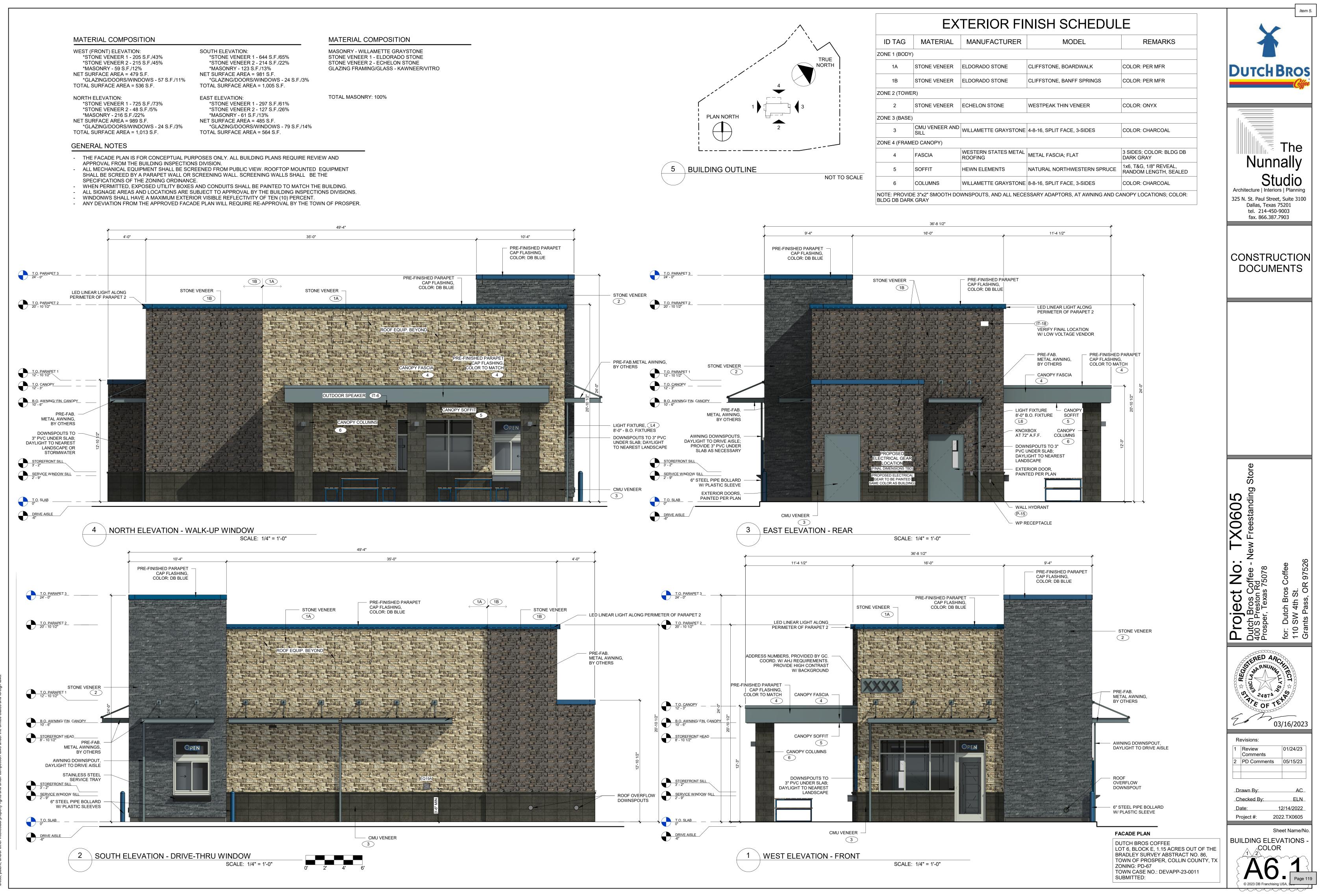






DEVAPP-23-0011 Facade Plan

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PLANNING





То:	Mayor and Town Council
From:	David Hoover, Director of Development Services
Through:	Mario Canizares, Town Manager Chuck Ewings, Assistant Town Manager
Re:	Façade Plan Home 2 Suites Town Council Meeting – August 08, 2023

Agenda Item:

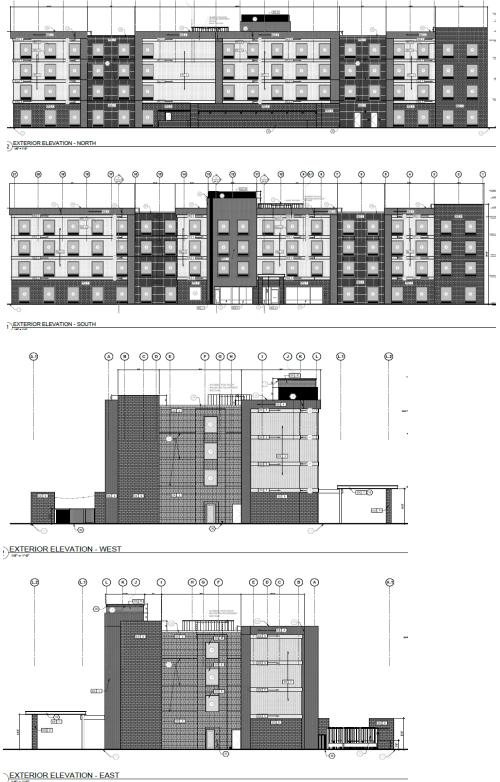
Consider and act upon a Façade Plan for a Hotel, Limited Service, on 2.7± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0105)

Description of Agenda Item:

The Façade plan shows exterior elevations of the Hotel, Limited Service that is being proposed on the subject property as shown below.

Per Planned Development 67, the façade plan shall be approved by Town Council. Renderings of the façade plan shall be shown below and attached:

Hotel Limited Service



On July 18, 2022, Planning & Zoning Commission approved a Site Plan and Façade Plan for Hotel, Limited Service with a vote 6-0.

Attachments:

- 1. Location Map
- 2. Façade Plan

Town Staff Recommendation:

Town staff recommends approval of the Façade Plan.

Proposed Motion:

I move to approve a Façade Plan for a Hotel, Limited Service, on 2.7± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0105)



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This map for illustration purposes only

360 Feet

FM 423

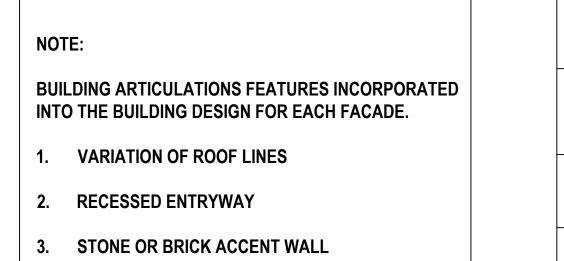
180

90



EV CHARGING STATION





- 4. CANOPIES
- 5. UNIQUE ROOF FEATURES (PARAPETS)

BUILDING ELEVATION AREAS									
TOTAL SURFACE AREA			NET SURFACE AREA	EIF	S*	STC	NE	BRIG	СК
12422 sq. ft.	3925 sq. ft.	31.59 %	8497 sq. ft.	5057 sq. ft.	59.52 %	2019 sq. ft.	23.76 %	1421 sq. ft.	16.72 %
12470 sq. ft.	3076 sq. ft.	24.67 %	9394 sq. ft.	5127 sq. ft.	54.57 %	2677 sq. ft.	28.50 %	1590 sq. ft.	16.93 %
4206 sq. ft.	153 sq. ft.	3.64%	4053 sq. ft.	1585 sq. ft.	39.12 %	1221 sq. ft.	30.12 %	1247 sq. ft.	30.76 %
4205 sq. ft.	153 sq. ft.	3.63%	4052 sq. ft.	1464 sq. ft.	36.13 %	1293 sq. ft.	31.91 %	1295 sq. ft.	31.96 %
	TOTAL SURFACE AREA 12422 sq. ft. 12470 sq. ft. 4206 sq. ft.	TOTAL SURFACE AREATOTAL G AR12422 sq. ft.3925 sq. ft.12470 sq. ft.3076 sq. ft.4206 sq. ft.153 sq. ft.	TOTAL SURFACE AREA TOTAL GLAZING AREA 12422 sq. ft. 3925 sq. ft. 31.59 % 12470 sq. ft. 3076 sq. ft. 24.67 % 4206 sq. ft. 153 sq. ft. 3.64%	TOTAL SURFACE AREA TOTAL GLAZING AREA NET SURFACE AREA 12422 sq. ft. 3925 sq. ft. 31.59 % 8497 sq. ft. 12470 sq. ft. 3076 sq. ft. 24.67 % 9394 sq. ft. 4206 sq. ft. 153 sq. ft. 3.64% 4053 sq. ft.	TOTAL SURFACE AREATOTAL GLAZING AREANET SURFACE AREAEIF 12422 sq. ft. 3925 sq. ft. 31.59% 8497 sq. ft. 5057 sq. ft. 12470 sq. ft. 3076 sq. ft. 24.67% 9394 sq. ft. 5127 sq. ft. 4206 sq. ft. 153 sq. ft. 3.64% 4053 sq. ft. 1585 sq. ft.	TOTAL SURFACE AREA TOTAL GLAZING AREA NET SURFACE AREA EIFS* 12422 sq. ft. 3925 sq. ft. 31.59 % 8497 sq. ft. 5057 sq. ft. 59.52 % 12470 sq. ft. 3076 sq. ft. 24.67 % 9394 sq. ft. 5127 sq. ft. 54.57 % 4206 sq. ft. 153 sq. ft. 3.64% 4053 sq. ft. 1585 sq. ft. 39.12 %	TOTAL SURFACE AREATOTAL GLAZING AREANET SURFACE AREAEIFS*STO 12422 sq. ft. 3925 sq. ft. 31.59% 8497 sq. ft. 5057 sq. ft. 59.52% 2019 sq. ft. 12470 sq. ft. 3076 sq. ft. 24.67% 9394 sq. ft. 5127 sq. ft. 54.57% 2677 sq. ft. 4206 sq. ft. 153 sq. ft. 3.64% 4053 sq. ft. 1585 sq. ft. 39.12% 1221 sq. ft.	TOTAL SURFACE AREATOTAL GLAZING AREANET SURFACE AREAEIFS*STONE 12422 sq. ft. 3925 sq. ft. 31.59% 8497 sq. ft. 5057 sq. ft. 59.52% 2019 sq. ft. 23.76% 12470 sq. ft. 3076 sq. ft. 24.67% 9394 sq. ft. 5127 sq. ft. 54.57% 2677 sq. ft. 28.50% 4206 sq. ft. 153 sq. ft. 3.64% 4053 sq. ft. 1585 sq. ft. 39.12% 1221 sq. ft. 30.12%	TOTAL SURFACE AREA TOTAL GLAZING AREA NET SURFACE AREA EIFs* STONE BRICK 12422 sq. ft. 3925 sq. ft. 31.59 % 8497 sq. ft. 5057 sq. ft. 59.52 % 2019 sq. ft. 23.76 % 1421 sq. ft. 12470 sq. ft. 3076 sq. ft. 24.67 % 9394 sq. ft. 5127 sq. ft. 54.57 % 2677 sq. ft. 28.50 % 1590 sq. ft. 4206 sq. ft. 153 sq. ft. 3.64 % 4053 sq. ft. 1585 sq. ft. 39.12 % 1221 sq. ft. 30.12 % 1247 sq. ft.

INCLUDES EX-1, EX-3, EX-4, EX-5, EX-10

КЕ	Y NOTES:
$\begin{array}{c} \hline 1 \\ \hline 2 \end{array}$	APPROXIMATE LINE OF GRADE ABOVE GRADE EXPOSED FOUNDATION WALL
$\left \begin{array}{c} 2 \\ 3 \\ 3 \\ \end{array} \right $	MASONRY OR TILE - BASE
$ $ $\langle 4 \rangle$ $\langle 5 \rangle$	PAINTED TUBE STEEL CANOPY WITH WOOD FINISHED SOFFIT MODIFIED WOOD CANOPY WITH STEEL SUPPORT
6	MECHANICAL EQUIPMENT SCREEN - REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNIT
	VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED. LED LIGHTING PLACED ON INSIDE OF FACE FOR ILLUMINATION
8	ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTA UNITS
9	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
	ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
(11) (12)	ELEVATOR OVERRUN ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
	LAUNDRY CHUTE OVERRUN
(14) (15)	PAINTED TUBE STEEL CANOPY W/ STAINED WOOD TRELLIS TONGUE N GROOVE WOOD PLANK CEILING, STAINED
$\begin{pmatrix} 16 \\ \langle 17 \rangle \end{pmatrix}$	ENVELOPE - CORE FINISH -REFER TO A5.02 ENVELOPE - WRAP FINISH -REFER TO A5.02
	FINISH CONTROL JOINT
	OVERFLOW SCUPPER -BASIS OF DESIGN NESCO MFG INC. - MODEL # SCT914R REFER ALSO TO DETAIL 6J/A6.12 TAMPER RESISTANT, RECESSED HOSE BIB - MOUNT TOP AT +12"
(20)(21)	A.F.F. ENVELOPE - ACCENT FINISH -REFER TO STYLE GUIDE
22	ENVELOPE - ACCENT FINISH -REFER TO STYLE GUIDE
23 (24)	SIGNAGEREFER TO EXTERIOR SIGNAGE SPECIFICATIONS KYNAR FINISH ALUMINUM COPING SYSTEMCOLOR TO MATCH ADJACENT MATERIAL
25	KYNAR FINISH ALUMINUM GRAVEL STOPCOLOR TO MATCH ADJACENT MATERIAL
(26)	REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS
27	ADEQUATELY SCREENED BUILDING UPLIGHT
28	PAINTED ALUMINUM OUTSIDE CORNER BY FRY REGLET, COLOR MATCH ADJACENT ENVELOPE - CORE FINISH
29 30	EXHAUST VENT COLOR TO MATCH ADJACENT MATERIAL LIGHT FIXTUREREFER TO CEILING PLAN
	EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
 32 33 	ALUMINUM LOUVER COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME
	CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINA BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHT DIMENSIO ARE CRITICAL TO MAINTAIN AS MINIMUMS.
$\langle 34 \rangle$ $\langle 35 \rangle$	CONCRETE PAD - REFER TO AREA DEVELOPMENT PLAN
	ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
	ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
 38 39 	POOL PERIMETER FENCE AS REQUIRED BY CODE W/ 3'-0" GATE PRECAST COPING
FI	NISH KEY:
F I	NISH KEY: · ·
EX 1	ENVELOPE - EIFS (KEEP)
	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER)
EX 1	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT)
EX 1	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY)
EX 1 EX 2 EX 3	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP)
EX 1 EX 2 EX 3 EX 4	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS)
EX 1 EX 2 EX 3 EX 4 EX 5	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS) SHERWIN WILLIAMS INTELLECTUAL GREY SW 7045 ENVELOPE - GUARDIAN, SUN GUARD SN54
EX 1 EX 2 EX 3 EX 4 EX 5 EX 6	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS) SHERWIN WILLIAMS INTELLECTUAL GREY SW 7045 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - PAINTED METAL CANOPY
EX 1 EX 2 EX 3 EX 4 EX 5 EX 6 EX 7	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS) SHERWIN WILLIAMS INTELLECTUAL GREY SW 7045 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - PAINTED METAL CANOPY SHERWIN WILLIAMS NATURAL WHITE SW 7011 ENVELOPE - GUARDIAN, SUN GUARD SN54
EX 1 EX 2 EX 3 EX 4 EX 5 EX 6 EX 6 EX 7 EX 8	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS) SHERWIN WILLIAMS INTELLECTUAL GREY SW 7045 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - PAINTED METAL CANOPY SHERWIN WILLIAMS NATURAL WHITE SW 7011 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - STONE (CORNER - BASE) OLD WORLD STONE VENEER REVEAL - EIFS (BEACON REVEAL)
EX 1 EX 2 EX 3 EX 4 EX 5 EX 6 EX 6 EX 7 EX 8 EX 9 EX 9 EX 10	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS) SHERWIN WILLIAMS INTELLECTUAL GREY SW 7045 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - PAINTED METAL CANOPY SHERWIN WILLIAMS NATURAL WHITE SW 7011 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - STONE (CORNER - BASE) OLD WORLD STONE VENEER REVEAL - EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 "FLOWER POWER"
EX 1 EX 2 EX 3 EX 4 EX 5 EX 6 EX 6 EX 7 EX 8 EX 9	ENVELOPE - EIFS (KEEP) (TOWER) DARK - BM 1596 NIGHTFALL (50% DARKER) ENVELOPE - EXTERIOR FINISH (SUPPORT) BRICK ENVELOPE - EIFS (CORE: BODY) SHERWIN WILLIAMS SHOJI WHITE 7042 ENVELOPE - EIFS (WRAP) SHERWIN WILLIAMS URBANE BRONZE SW 7048 ENVELOPE - EIFS (ACCENT BANDS) SHERWIN WILLIAMS INTELLECTUAL GREY SW 7045 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - PAINTED METAL CANOPY SHERWIN WILLIAMS NATURAL WHITE SW 7011 ENVELOPE - GUARDIAN, SUN GUARD SN54 CRYSTAL GREY - CLEAR ENVELOPE - STONE (CORNER - BASE) OLD WORLD STONE VENEER REVEAL - EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN
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owner SAMIR LAKHANY Superhost Hospitality 1823 Abriter Court Naperville, IL 60563 t. 630.799.5900

architecture STUDIO RED DOT 10000 NCX, Suite 1045 Dallas, TX 75231 t. 469.941.4145 c.972.896.7594

structural engineer WRIGHT ENGINEERS 1431 Greenway Drive Suite 800 Irving, Texas 75038 t. 972.426.8600

mep engineer MEP GREEN DESIGN AND BUILD 915 Gemini St. Houston, Texas 77058 t. 713.732.0725

civil engineer TRIANGLE ENGINEERING LLC 1782 McDermott Drive Allen, Texas 75013 t. 469.331.8566

CASE NUMBER: DEVAPP-23-0105

project HOME 2 SUITES by Hilton PROSPER, TEXAS



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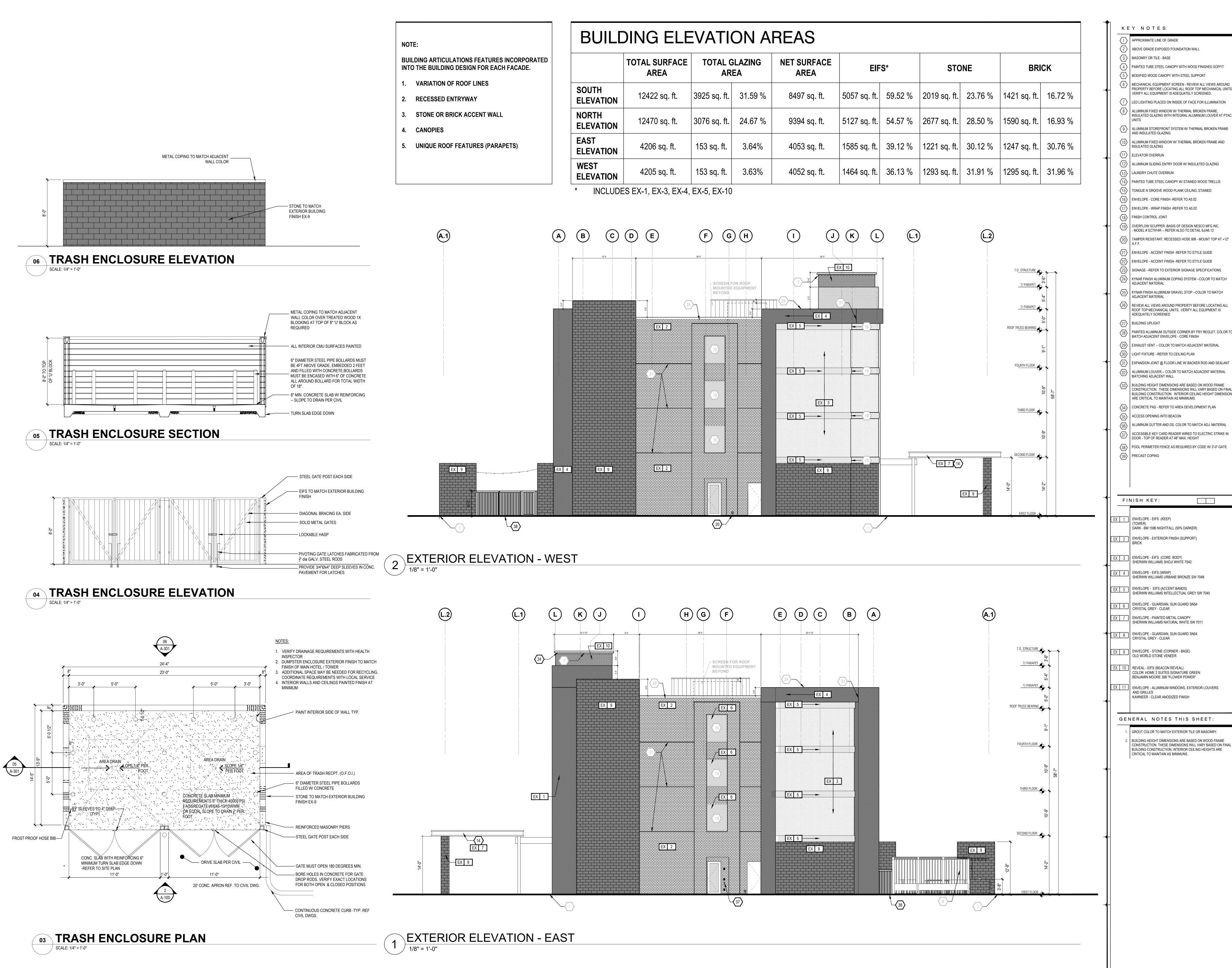
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A-301

PLANNING





То:	Mayor and Town Council
From:	David Hoover, Director of Development Services
Through:	Mario Canizares, Town Manager Chuck Ewings, Assistant Town Manager
Re:	SUP Temporary Buildings
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon an ordinance to rezone for a Specific Use Permit (SUP) for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009) (DS)

Description of Agenda Item:

On July 25, 2023, the Town Council approved the proposed request, by a vote of 6-0 subject to a two-year expiration date.

A zoning ordinance has been prepared accordingly.

Legal Obligations and Review:

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

Attachments:

- 1. Ordinance
- 2. Ordinance Exhibit

Town Staff Recommendation:

Town Staff recommends approval of an ordinance to rezone for a Specific Use Permit (SUP) for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

Proposed Motion:

I move to approve an ordinance to rezone for a Specific Use Permit (SUP) for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

Item 7.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING PROSPER'S ZONING ORDINANCE BY GRANTING A SPECIFIC USE PERMIT (SUP) FOR TEMPORARY BUILDINGS TO BE LOCATED ON A TRACT OF LAND CONSISTING OF 8.2 ACRES, MORE OR LESS, IN THE J. BATES SURVEY, ABSTRACT NO. 1620, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from St. Martin de Porres Catholic Church ("Applicant") for a Specific Use Permit (SUP) for temporary buildings to be located on a tract of land zoned Planned Development- 91 (PD-91), consisting of 8.2 acres of land, more or less, in the J. Bates Survey, Abstract No. 1620, in the Town of Prosper, Denton County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes; and

WHEREAS, the Town Council has investigated and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required to grant a Specific Use Permit (SUP) have been given in the manner and form set forth by law, Public Hearings have been held, and all other requirements of notice and completion of such procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

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

SECTION 1

<u>Findings Incorporated.</u> The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

<u>Specific Use Permit Granted</u>. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for temporary buildings, on a tract of land zoned Planned Development-91 (PD-91), consisting of 8.2 acres of land, more or less, in the J. Bates Survey, Abstract No. 1620, in the Town of Prosper, Denton County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Specific Use Permit shall conform to, and comply with 1) the site plan, attached hereto as Exhibit "B," and 2) the

elevations, attached hereto as Exhibit "C," which are incorporated herein for all purposes as if set forth verbatim, subject to the following conditions of approval by the Town Council:

1. The specific use permit granted herein shall not exceed two (2) years in duration from the date of adoption of this Ordinance, with the option of a one (1) year renewal. The Town reserves the right to initiate a rezoning request in the event that the Applicant has not submitted a renewal request prior to the expiration of the two-year term referenced herein.

All development plans, standards, and uses for the Property shall comply fully with the requirements of all ordinances, rules, and regulations of the Town of Prosper, as they currently exist or may be amended.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

<u>No Vested Interest/Repeal.</u> No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

<u>Unlawful Use of Premises.</u> It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

<u>Penalty.</u> Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

<u>Severability.</u> Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is

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

SECTION 7

<u>Savings/Repealing Clause.</u> Prosper's Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

<u>Effective Date.</u> This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 8TH DAY OF AUGUST, 2023.

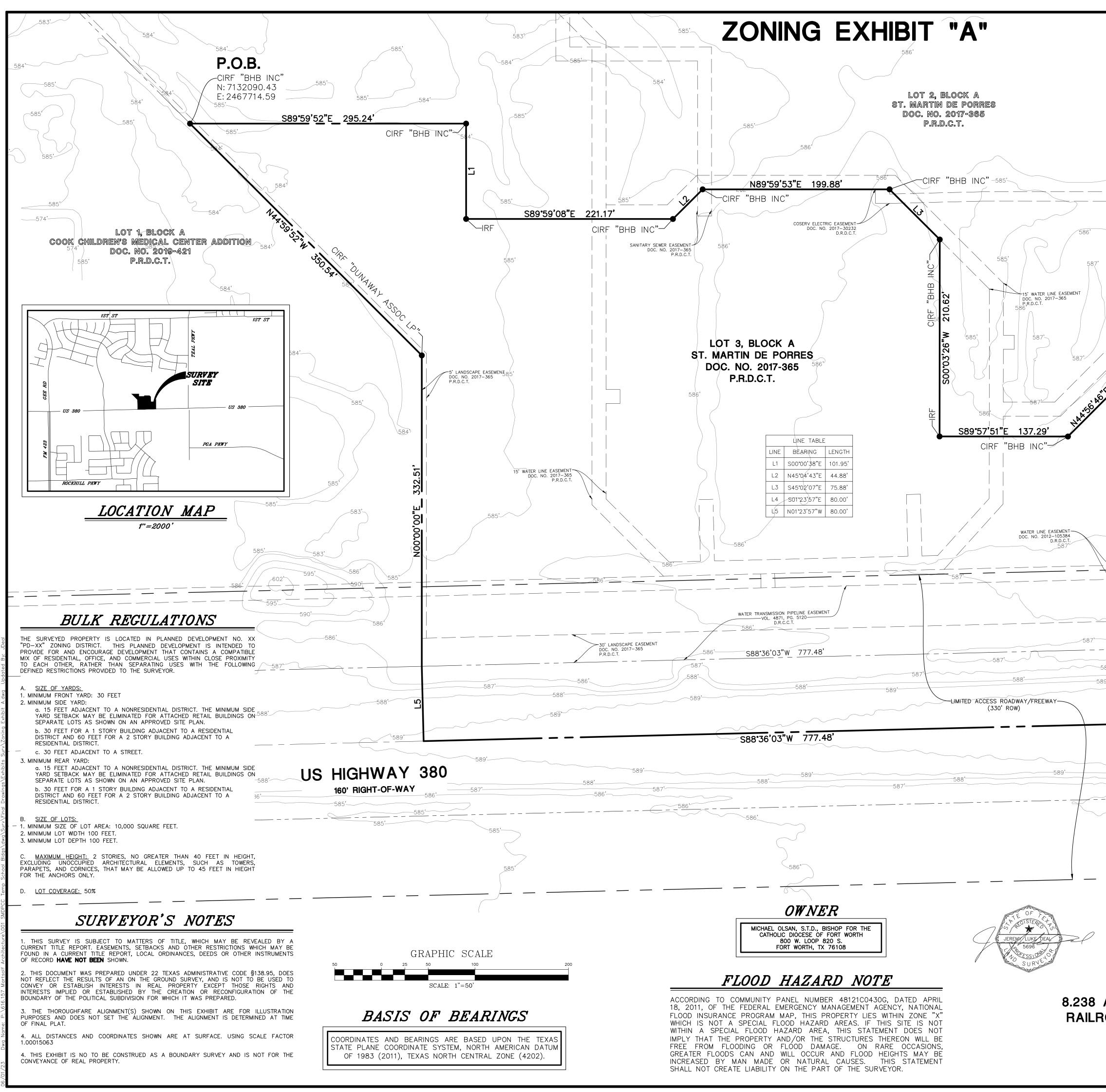
David F. Bristol, Mayor

ATTEST:

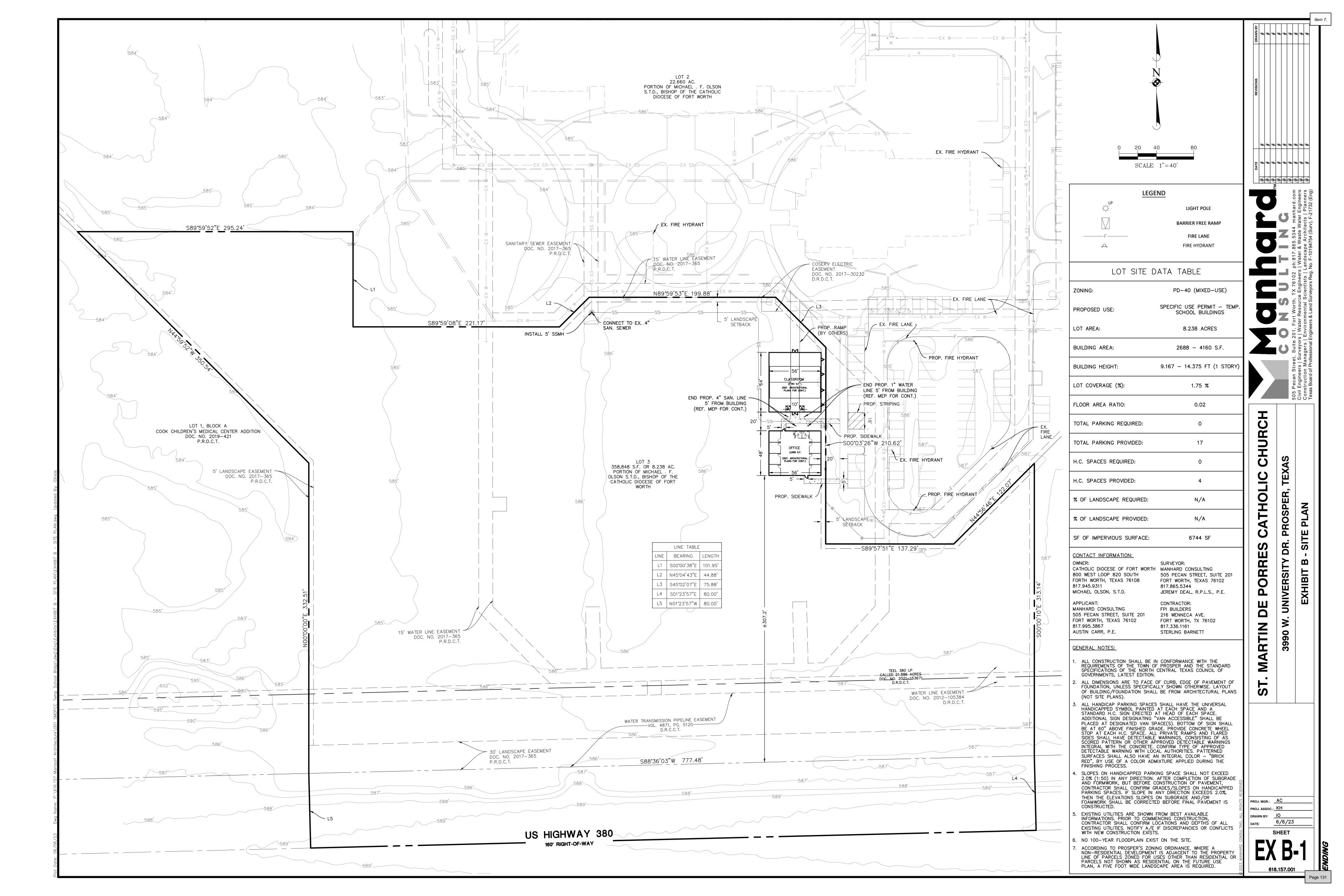
Michelle Lewis Sirianni, Town Secretary

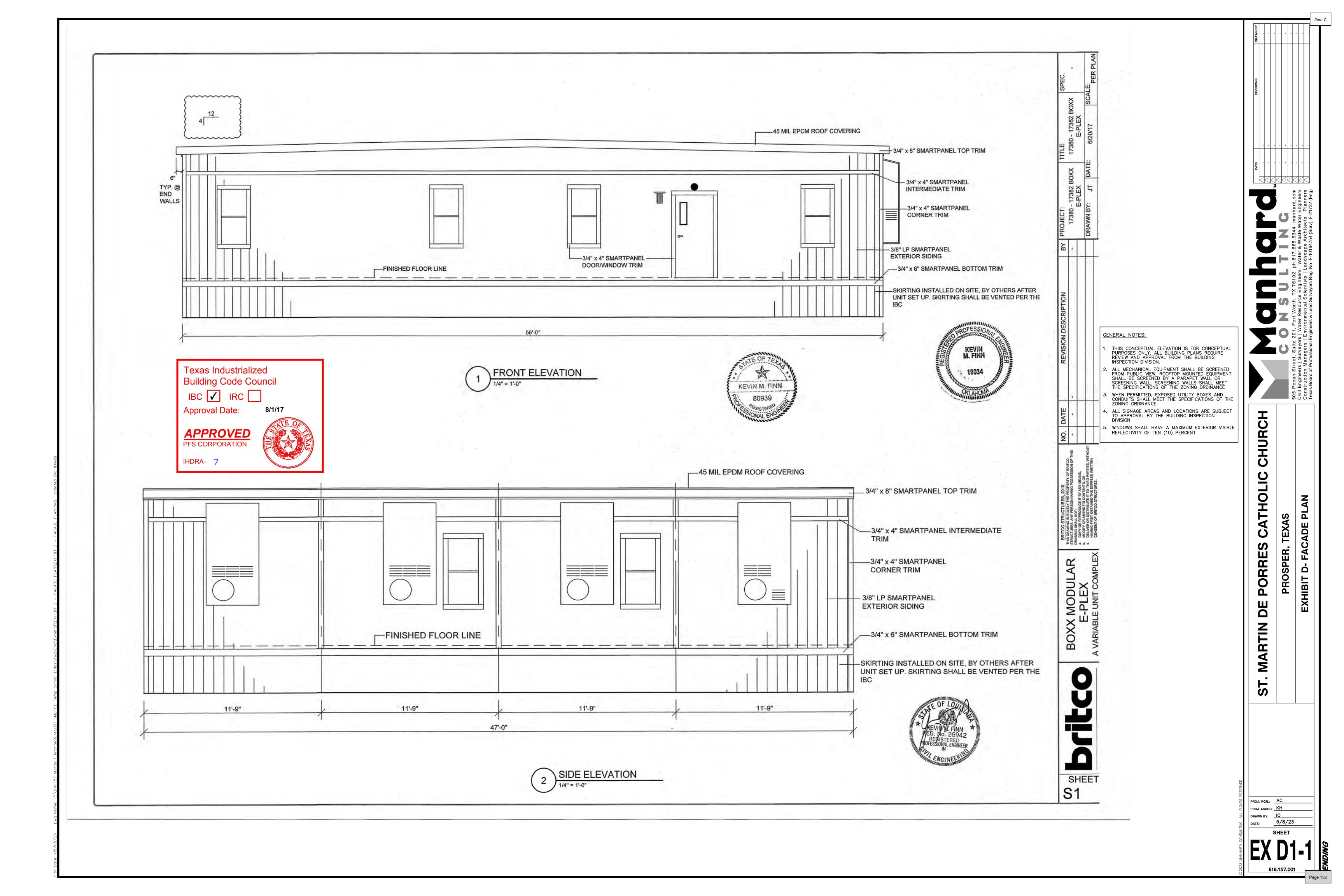
APPROVED AS TO FORM AND LEGALITY:

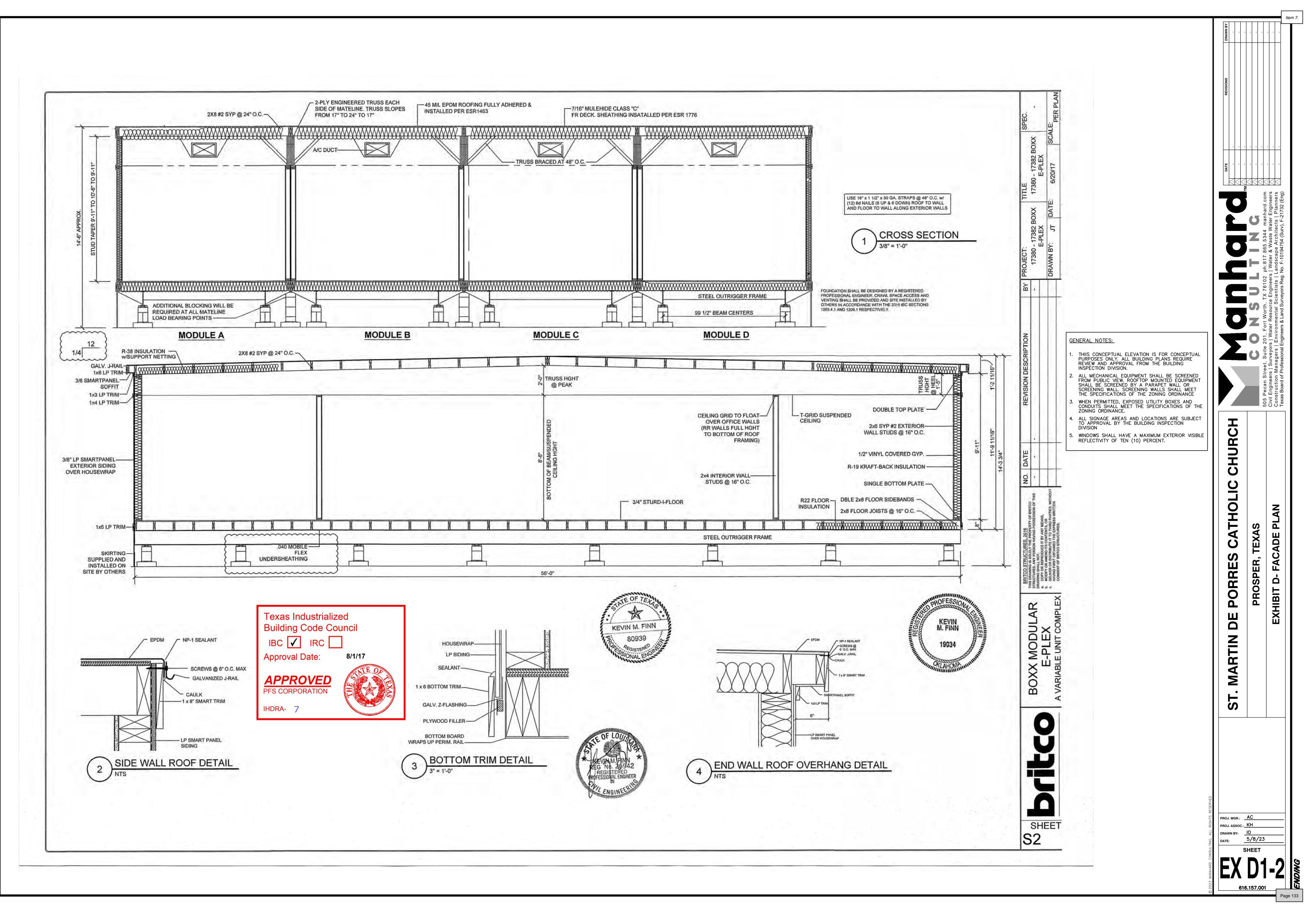
Terrence S. Welch, Town Attorney



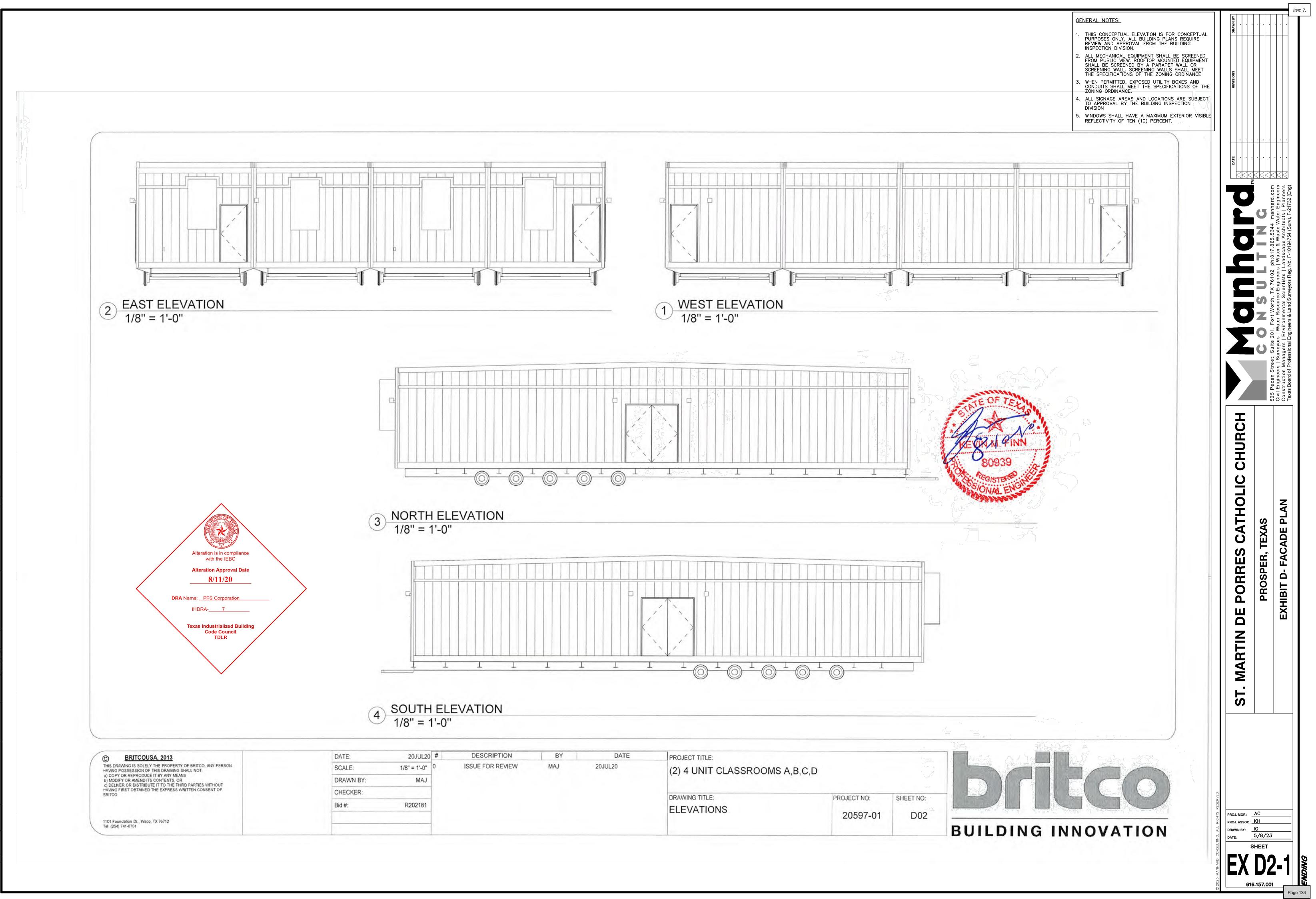
	LEGAL DESCRIPTION	BY		Item 7.
	BEING ALL OF LOT 3, BLOCK A, ST. MARTIN DE PORRES, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017–365, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING A PORTION OF US HIGHWAY 380, A PUBLIC 160' RIGHT–OF–WAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:	DRAWN BY		
	BEGINNING AT A 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWESTERLY MOST CORNER OF LOT 2, OF SAID BLOCK A, SAID IRON ROD ALSO BEING IN THE NORTHEASTERLY LINE OF LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-421, PLAT RECORDS, DENTON COUNTY, TEXAS;	REVISIONS		
	THENCE ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, THE FOLLOWING CALLS; SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 295.24 FEET, TO A FOUND 5/8"			
	YELLOW CAPPED IRON ROD STAMPED "BHB INC"; SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, 101.95 FEET, TO A FOUND 5/8"			
	IRON ROD; SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 221.17 FEET, TO A FOUND 5/8"	DATE		
586'	 YELLOW CAPPED IRON ROD STAMPED "BHB INC"; NORTH 45 DEGREES 04 MINUTES 43 SECONDS EAST, 44.88 FEET, TO A FOUND 5/8" 			
	YELLOW CAPPED IRON ROD STAMPED "BHB INC"; NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 199.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";		rd.com gineers anners (Surv),	
	SOUTH 45 DEGREES 02 MINUTES 07 SECONDS EAST, 75.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";	E	Manha manha cts PI 0194754	δ
	SOUTH OO DEGREES 03 MINUTES 26 SECONDS WEST, 210.62 FEET, TO A FOUND 5/8"		5.5344 Vaste W Archite HB INC"	
"BHB MC	SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, 137.29 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";		817.86 817.86 ater & V dscape No. F "B	
587	NORTH 44 DEGREES 56 MINUTES 46 SECONDS EAST, 122.07, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC", AT THE NORTHEAST CORNER OF SAID LOT 3, SAID IRON ROD ALSO BEING THE NORTHWESTERLY MOST CORNER OF A CALLED 21.886 ACRE TRACT OF LAND, DESCRIED BY DEED TO TEEL 380 LP, RECORDED IN DOCUMENT NUMBER 2021-153671, DEED RECORDS, DENTON COUNTY, TEXAS;		TX 76102 ph: P Engineers W cientists Lan- Survevors Red.	2
CAPE EASEMENT NO. 2017–365 P.R.D.C.T	THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS, 313.14 FEET, ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID CALLED 21.886 ACRE TRACT, TO A FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 3, SAID IRON ROD ALSO BEING N THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE OVER AND ACROSS, SAID RIGHT-OF-WAY OF US HIGHWAY 380, THE FOLLOWING CALLS;	J	1, Fort Worth, Water Resource nvironmental S	7 3
DD DD DD DD DD DD DD DD DD DD DD DD DD	SOUTH 01 DEGREES 23 MINUTES 57 SECONDS EAST, 80.00 FEET; SOUTH 88 DEGREES 36 MINUTES 03 SECONDS WEST, 777.48 FEET;		Suite 20 veyors gers E	-
587'	NORTH 01 DEGREES 23 MINUTES 57 SECONDS WEST, 80.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID		Street, Street, ers Su on Mana	2
	LOT 1; THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST, 332.51 FEET, ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, TO A FOUND 5/8" YELLOW		505 Pecan S Civil Enginee Constructior Texas Board o	
	CAPPED IRON ROD STAMPED "DUNAWAY ASSOC LP"; THECNE NORTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, 350.54 FEET, CONTINUING		—	ш —
	ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, AND CONTAINING 9.666 ACRES OR 421,045 SQUARE FEET OF LAND, MORE OR LESS.		. 168	
soo.			L. NO	
	TEEL 380 LP		Y, ABST TEXAS	
	D.R.D.C.T.	ZONING	₩ `.	
587		INC		
			SMITH N COL	
HRF	588'	SCHOOL	C.L. SI VTON	
9'	589'	H	<u>र्थ्व</u>	
	US HIGHWAY 380		_ N	
	160' RIGHT-OF-WAY	SMDPCC	BST. NO. 16 PROSPER	
		IDP		
588'	589'	SN		
587'			SURVEY, CITY O	
			BATES	
\sim			J. BA	
	587'			
F	EXHIBIT A			
ACRES OF LANE	N THE MEMPHIS, EL PASO, & PACIFIC SURVEY, ABSTRACT NO's. 1620 & 1681	DATE:	N/A M.LANGSTON 05/01/2023	
	PROSPER PROJECT NO: ZONE-23-0009	1(SHEET DF 1 6.157001	
	\otimes			Page 130







05/08/23 Dwg Name: P:\616.157 Martsolf Architecture\001 SMDPCC Temp School Bldgs\dwg\Eng\Exhibits\EXHIBIT D - FACADE PLAN\EXHIBIT D - FACADE PLAN.dwg Updated By



JL20 #	DESCRIPTION	BY	DATE	PROJECT TITLE:		
'-0" 0 IAJ	ISSUE FOR REVIEW	MAJ	20JUL20	(2) 4 UNIT CLASSROOMS A,B,C,D		
181				DRAWING TITLE: ELEVATIONS	PROJECT NO: 20597-01	SHE

-	MODEL:	EAT LOSS/GAIN CALCULATIONS NORTEX MODULAR SPACE - N	12664-1 HOUSTON T	X	
	PER ASHRAE 90		1200+1,11000101,1	Χ.	
	I EICHOINIVE S	5.1 2004			
BUILDING LENGTH		BUILDING WIDTH	FXT	WALL HEIGHT	
60 FT		123 FT		9.1666666 FT	
	insulation in rafters				
ROOF SLOPE		0.25 IN. / FT.			
		0.25			
WINDOW SIZE: (A)		0 IN. WIDE BY		0 IN. HIG	SH
NO. OF WINDOWS: (A)		0 WITH INSULATING	GLAZING		
WINDOW SIZE: (B)		0 IN. WIDE BY		0 IN. HIC	θH
NO. OF WINDOWS: (B)		0 WITH INSULATING	GLAZING		
WINDOW SIZE: (C)		0 IN. WIDE BY		0 IN. HIG	ЭH
NO. OF WINDOWS: (C)		0 WITH INSULATING	GLAZING		
WINDOW SIZE: (D)		0 IN. WIDE BY		0 IN. HIG	θH
NO. OF WINDOWS: (D)		0 WITH INSULATING	GLAZING		
HOLLOW METAL DOOR	RS	36 IN. WIDE BY		80 IN. HIG	θH
GLASS DOOR		72 IN. WIDE BY		84 IN. HIG	θH
QTY OF H M DOORS=		3 QTY OF GLASS DO	DORS=	1	
				—	
	DESIGN CON	DITIONS		Texas Industria	
				Building Code C	
	UAL HEATING DE		1346	IBC 🖌 IRC	
			72	Approval Date:	
			27	5/17/10	K
			75	APPROVED PFS CORPORATION	196
			94	FFS CORFORATION	F
001	SIDE SUMMER W	ET BULB TEMPERATURE	77	IHDRA- 7	
E		NCY REQUIREMENTS			
WAL	LS	(Uo WALL) =	0.432		
ROO	F/CEILING	(Uo ROOF/CEILING)=	0.070		
FLOO	OR	(Uo FLOOR) =	0.203		
ROOF/CEILING	U-FACTOR (CALCULATIONS	R @ CAVITY	RØR	AFTER
OUTSIDE AIRFILM			0.17	K @ K	0.17
ROOFING: .045 EPDM	1		0.00		0.00
SHEATHING: 7/16" FR			0.67		0.67
ROOF INSULATION			30.00		
FRAMING: 2x8 #2 SYF	P. OR BTR. @ 24"	O.C.			9.38
CEILING MATERIAL: 2	2'x'4 ACOUSTIC T	LE	0.93		0.93
INSIDE AIRFILM			0.68		0.68
D TO			20 45		
	TAL FOR ROOF/(R VALUE FOR CE		32.45	31.1613	11.8
	LUE = 1/R =			0.0321	
				0.0021	

PAGE 1 OF 4

PAGE 2 OF 4

UNIT ENVELOPE HEAT LOSS/GAIN CALCULATIONS MODEL: AMTEX NORTEX MODULAR SPACE - N12664-1, HOUSTON, TX. PER ASHRAE 90.1-2004

COMBINED ROOF/CEILING THERMAL TRANSMITTANCE VALUE CALCULATIONS

ILING THERMAL TRA	ANSMITTANCE VA	LUE CALCULATIONS				
ENT	AREA	RESIST	A/R	_		
	6688.125	32.45	206.11			
	691.875	11.83	58.48			
TOTALS:	7380		264.5903314	ł		
	0.03585235 BTU/h	n/DE	* MEETS CODE			
COMBINED GROSS FLOOR THERMAL TRANSMITTANCE VALUE CALCULATIONS						
		BESIST	A/P			
	ENT TOTALS: LOOR THERMAL TR	ENT AREA 	ENT AREA RESIST 	6688.125 32.45 206.11 691.875 11.83 58.48 TOTALS: 7380 264.5903314 0.03585235 BTU/h/DE * MEETS CODE		

FLOOR CAVITY 6688.125 25.45

FLOOR FRAMING	691.875	12.83	53.93
TOTALS:	7380		316.72104
U(FLOOR) = (A/R) / A =	0.04291613 BTU/h/DE		* MEETS CODE

TOTAL ENVELOPE CONFORMANCE

	GROSS ACTUAL AREA A/R	Uo A X Uo LIMIT
WALL	3308.59373	342.17 0.432 1429.31
ROOF/CEILING	7380	264.59 0.070 516.60
FLOOR	7380	316.72 0.203 1498.14
GRAND TOTAL :	= 18069	923.48 3444.052489
	(1)	(2)
OVERALL ENVELOPE Uo	0.05110969	** MEETS CODE **

OVERALL ENVELOPE Uo 0.05110969

IF THE GRAND TOTAL (1) OF THE WALL, ROOF/CEILING AND FLOOR A/R VALUES IS EQUAL TO OR LESS THAN, THE TOTAL (2) OF THE A x Uo CODE LIMITS FOR THE WALL, ROOF/CEILING AND FLOOR, THE TOTAL ENVELOPE MEETS THE CODE, EVEN THOUGH INDIVIDUALLY THE WALL, ROOF/CEILING OR FLOOR MAY NOT.

IF THE TOTAL ENVELOPE CALCULATION INDICATES THAT THE DESIRED CONSTRUCTION DOES NOT MEET CODE REQUIREMENTS, MAKE CHANGES IN THE STRUCTURE TO ADD INSULATION, REDUCE GLASS AREAS OR USE INSULATING GLASS AS REQUIRED TO MEET THE CODE REQUIREMENTS.



262.79

UNIT ENVELOPE HEAT MODEL: A		X MODULAR SPACE - N	12664-1 HOUSTON	тх
PER ASHRAE 90.1-2			12004-1, 11000101	, 17.
WALL		R @ C	AVITY	R
OUTSIDE AIRFILM			0.17	
SIDING: 26GA R-PANEL		C	0.00	
SHEATHING: 15# FELT OR EQUIV. OVER 7	7/16" OSB	С	.67	
WALL INSULATION		13	0.00	
STUD: 2x4 WOOD		_		
COVERING: 5/8" GYPSUM		C	.56	
INSIDE AIRFILM		С	0.68	
R TOTAL FOR WALLS =			 5.08	-
NET R VALUE FOR WALLS	S =		14	.27
U VALUE = 1/R =			0.0	701
FLOOR		R @ C	AVITY	R
INSIDE AIRFILM		-	0.68	
COVERING: CARPET & 1/8" TILE		1	.55	
DECKING: 3/4" T&G EDGE GOLD		C	.93	
INSULATION BATT:		22	2.00	
FLOOR JOIST: 2x8 #2 SYP. OR BTR. @ 16"	O.C.	-		
BOTTOM BOARD		C	0.12	
OUTSIDE AIRFILM		С	0.17	
R TOTAL FOR FLOOR =		2	 5.45	-
NET R VALUE FOR FLOOP	R =		24	.27
U VALUE = 1/R =			0.0	412
А	AREA SUMMARY			
TOTAL WALL CAVITY AREA:		2	309	6.06
TOTAL WALL FRAMING AREA:	Texas Indus		314	4.53
TOTAL WINDOW AREA:	Building Co			0
TOTAL METAL DOOR AREA:	IBC 🖌 II	RC		60
TOTAL GLASS DOOR AREA:	Approval Dat	e:		42
TOTAL FLOOR CAVITY AREA:	5/17	1/10	6688	
TOTAL FLOOR FRAMING AREA:	<u>APPROV</u>			1.88
	PFS CORPORAT	TION		8.13
TOTAL CEILING FRAMING AREA: THE PERCENT OF OPENINGS IS:	IHDRA- 7			1.88 20%
COMBINED GROSS WALL THERMAL TRAN	SMITTANCE VALUE			
WALL COMPONENT	AREA	RESIST	A/R	
	 0	 1.38	0	.00

HOLLOW METAL DOORS 1.428 42.02 60 GLASS DOORS 0.91 46.15 42 WALL CAVITY 3096.06248 205.31 15.08 WALL FRAMING 48.69 314.531 6.46 ----------3308.594 342.169 TOTALS: U(WALL) = (A/R) / A = 0.10341822 BTU/h/DE * MEETS CODE

PAGE 3 OF 4 UNIT ENVELOPE HEAT LOSS/GAIN CALCULATIONS MODEL: AMTEX NORTEX MODULAR SPACE - N12664-1, HOUS PER ASHRAE 90.1-2004 TOTAL ENVELOPE HEAT LOSS CALCULATIONS DESIGN ITEM TEMP AREA U-VALUE --------- ------ -------_____ FLOOR 7380 0.0412 45 WALLS 3308.59373 0.0701 45

ROOF	7380	0.0321	45	
WINDOWS	0	0.5400	45	
METAL DOORS	60	0.5000	45	
GLASS DOORS	42	1.0989	45	
VENTILATION (CFM)	1480	0.0180	45	
INFILTRATION	366	0.4320	45	

TOTAL HEAT LOSS

THIS IS EQUIVALENT TO 36.1 KW OF ELECTRIC HEAT REQUIRED IF RESISTANCE HEAT ALONE IS PROVIDED. IF A HEAT PUMP UNIT IS USED, THE TOTAL HEATING CAPACITY OF THE UNIT MUST BE CONSIDERED.

TOTAL ENVELOPE HEAT GAIN CALCULATIONS

					DESIGN	HE
ITEM		AREA	U-VALUE		TEMP	
FLOOR		7380		0.0412	19	
WALLS		3308.59373		0.0701	19	
ROOF		7380		0.0321	19	
WINDOWS		0		0.54	19	
METAL DOORS		60		0.5000	19	
GLASS DOORS		42		1.0989	19	
SUNLIGHT THRU GL	ASS	42		2.02702	19	
LIGHTING		7380		1	W/SF	
OCCUPANCY	100sf/OCU	74			PEOPLE	
MISC OFFICE OR CL	SRM EQUIP	7380		1.5	W/SF	
DUCT LOSS					19	
VENTILATION (CFM)		1480		0.0180	19	
INFILTRATION		366		0.4320	19	

TOTAL HEAT GAIN

Texas Industrialized TOTAL TONS OF COOLING REQUIRED = Building Code Council SQ. FEET OF FLOOR AREA PER TON = IBC 🖌 IRC 🗌 Approval Date: 5/17/10 <u>APPROVED</u>



					ltem 7
14.27 0.0701	STUD 0.17 0.00 0.67 4.33 0.56 0.68 1.55 0.93 9.33 0.12 0.17 12.83 314.53 0.00 60.00	 Seneral Notes: This conceptual elevation is for conceptual purposes only all building plans require the purposes only all building plans require the purposes only all building plans require the provide the purpose of the plans require the provide the purpose of the plans require the provide the plans and plans of the plans that. Be screened by a parapet wall or screening wall. Screening wall scales the prevent shall be screened by a parapet wall or screening wall. Screening wall scales the plans the plans the plans that. Be screened by a parapet wall or screening wall. Screening wall scales the plans the plans the plans the plans the plans of the plans the plans of the plans. When permitted, equipment the specifications of the zoning ordinance. When permitted, equipment the specifications of the zoning ordinance. All signage areas and locations are subject. 			s Water Resource Engineers Water & Waste Wischnergen Resource Engineers Water & Waste Wischnergen Reg. No. F-10194754 (Survisingineers & Land Surveyors Reg. No. F-10194754 (Survisingineers & R
2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	ON, TX. FLOSS IBTU/H 13.69 10.43 10.66 0.00 1.35 2.08 71.93 14.23 124.36 MBTU TGAIN IBTU/H 5.78 4.40 4.50 0.00 0.57 0.88 1.62	 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT. 	ST. MARTIN DE PORRES CATHOLIC CHURCH	PROSPER, TEXAS	EXHIBIT D- FACADE PLAN
)	25.18 33.30 37.77 30.37 6.01 150.38 MBTU 12.53 588.92	MANHARD CONSULTING, ALL RIGHTS RESERVED	PROJ. ASSOC.: DRAWN BY: DATE:	10 5/8/23 SHEET	2-2 International States





То:	Mayor and Town Council
From:	David Hoover, Director of Development Services
Through:	Mario Canizares, Town Manager Chuck Ewings, Assistant Town Manager
Re:	Notice of Appeal
	Town Council Meeting – August 08, 2023

Agenda Item:

Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plans including Prosper Town Center, Hall Elementary Temporary Buildings, Dutch Bros, PISD MS #6, Cracker Barrel, Home 2 Suites, One Community Church, St. Martin De Porres Temporary Building, St. Paul Episcopal Church, and 205 W. Broadway.

Description of Agenda Item:

Attached is the Site Plans that were acted on by the Planning & Zoning Commission at their July 18, 2023, meeting. Per the Zoning Ordinance, the Town Council has the ability to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department for any Site Plans and Preliminary Site Plans acted on by the Planning & Zoning Commission.

Attachments:

- **1.** D19-0077 Site Plan (Prosper Town Center)
- 2. D21-0025 Site Plan (Hall Elementary Temporary Buildings)
- **3.** DEVAPP-23-0092 (Dutch Bros)
- 4. DEVAPP-23-0070 (PISD MS #6)
- **5.** DEVAPP-23-0088 (Cracker Barrel)
- 6. DEVAPP-23-0105 (Home 2 Suites)
- 7. DEVAPP-23-0109 (One Community Church)
- 8. DEVAPP-23-0120 St. Martin de Porres Temporary Buildings)
- 9. DEVAPP-23-0125 (St. Paul Episcopal Church)
- 10. DEVAPP-23-0055 (205 W. Broadway)

Planning & Zoning Recommendations:

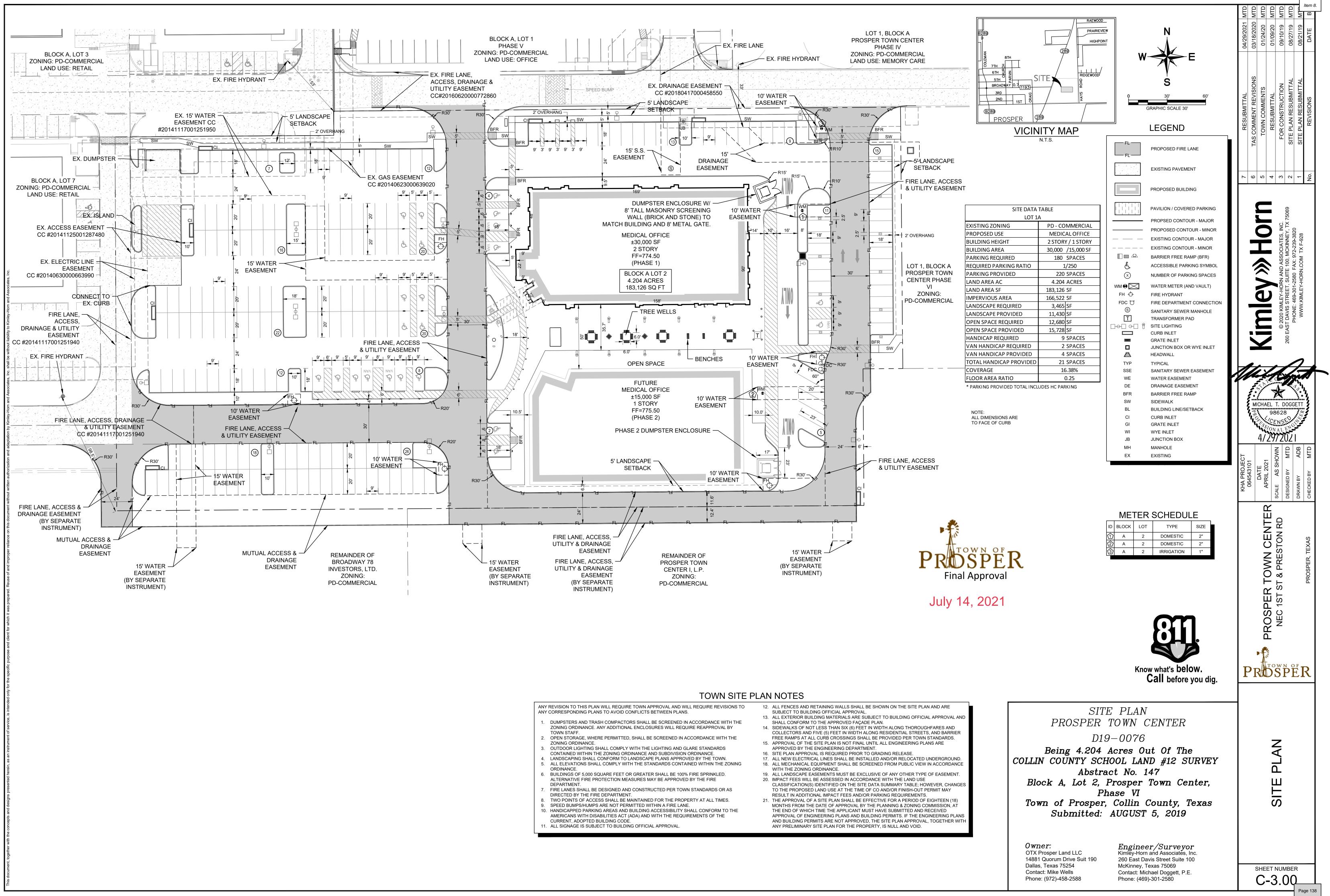
At their July 18, 2023, meeting, the Planning & Zoning Commission approved the following items:

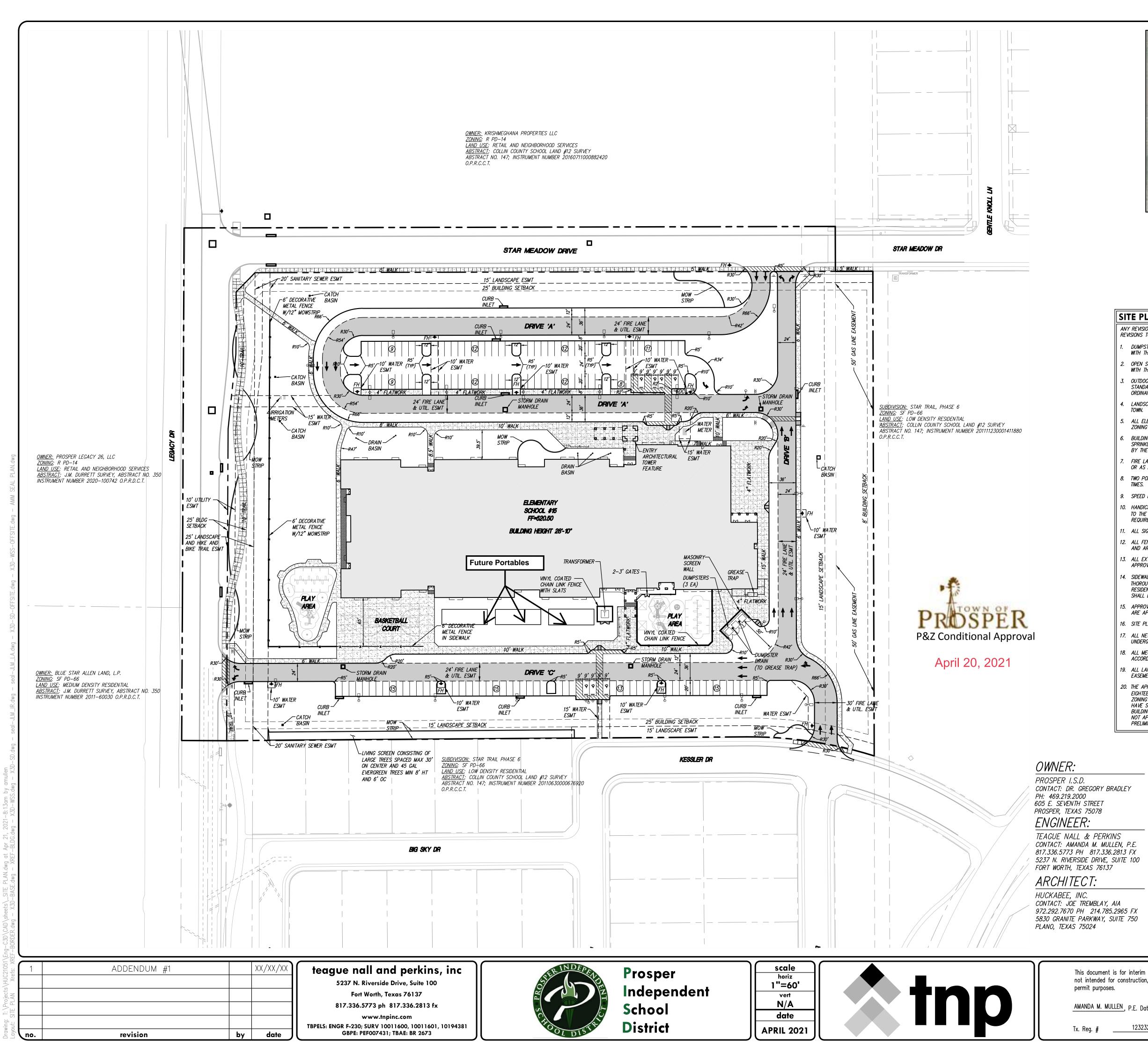
Item 8.

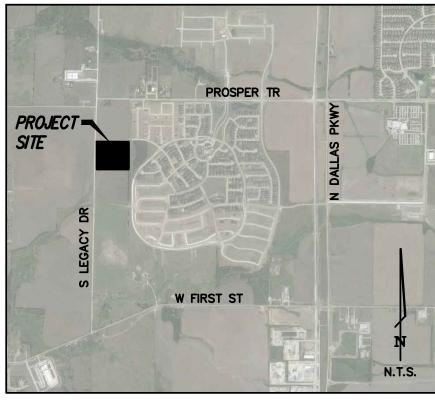
- 1. D19-0077 Site Plan (Prosper Town Center) (Approved 6-0)
- 2. D21-0025 Site Plan (Hall Elementary Temporary Buildings) (Approved 6-0)
- 3. DEVAPP-23-0092 (Dutch Bros) (Approved 6-0)
- 4. DEVAPP-23-0070 (PISD MS #6) (Approved 6-0)
- 5. DEVAPP-23-0088 (Cracker Barrel) (Approved 6-0)
- 6. DEVAPP-23-0105 (Home 2 Suites) (Approved 6-0)
- 7. DEVAPP-23-0109 (One Community Church) (Approved 6-0)
- 8. DEVAPP-23-0120 St. Martin de Porres Temporary Buildings) (Approved 6-0)
- **9.** DEVAPP-23-0125 (St. Paul Episcopal Church) (Approved 6-0)
- 10. DEVAPP-23-0055 (205 W. Broadway) (Approved 6-0)

Town Staff Recommendation:

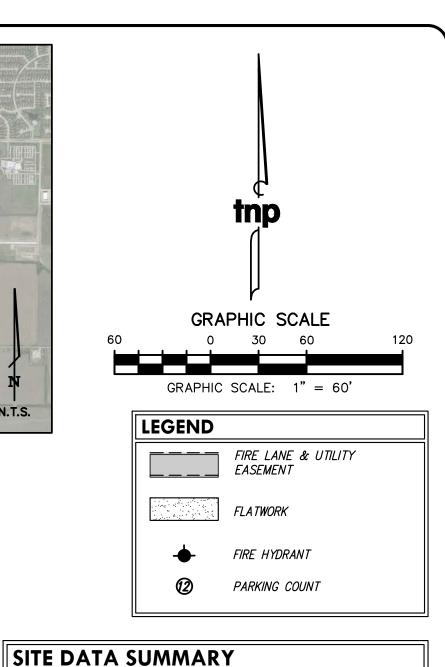
Town staff recommends the Town Council take no action on this item.







LOCATION MAP NOT TO SCALE



SF PD 66

96,113 SF

17.9**%**

17.9**%**

69 SPACES

143 SPACES

5 SPACES

ELEMENTARY SCHOOL

14.405 ACRES (627,490 SF)

12.307 ACRES (536,088 SF)

28' 10" – ONE STORY

308,040 SF (7.07 AC)

SITE PLAN NOTES

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

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE
- WITH THE ZONING ORDINANCE. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE
- STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL
- 9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE. 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.
- 11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 2. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL
- 3. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG
- THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- . APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- 6. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 7. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 9. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 20. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

SURVEYOR:

123232

TEAGUE NALL & PERKINS CONTACT: BRIAN J. MADDOX II 214.461.9867 PH 214.461.9864 FX 825 WATTERS CREEK BLVD SUITE M300

ALLEN, TEXAS 75013 LANDSCAPE

ARCHITECT: TEAGUE NALL & PERKINS CONTACT: WILLIAM H. SMITH, R.L.A. 817.336.5773 PH 817.336.2813 FX 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137

SITE PLAN FOR **PROSPER ELEMENTARY SCHOOL** No. 15 TOWN OF PROSPER COLLIN COUNTY, TEXAS

DATE PREPARED: APRIL 2021 TOWN CASE # D21-0025

This document is for interim review and is	Town of Prosper, Texas
not intended for construction, bidding or permit purposes.	Prosper Independent School District
	New Elementary #15
AMANDA M. MULLEN, P.E. Date: APRIL 2021	

SITE PLAN

tnp project HUC21051 sheet

136 SPACES STANDARD SPACES: (9'x20') HANDICAP SPACES: 7 SPACES 10% (53,609 SF) OPEN SPACE REQUIRED (%): OPEN SPACE PROVIDED (%): 29% (154,941 SF) BUILDING AREA SUMMARY BUILDING AREA: ELEMENTARY SCHOOL: 96,113 SF 96,113 SF TOTAL BUILDING AREA:

FEMA NOTE

EXISTING ZONING:

PROPOSED USE:

GROSS LOT AREA:

NET LOT AREA:

BUILDING AREA:

LOT COVERAGE RATIO:

FLOOR AREA RATIO:

REQUIRED PARKING:

TOTAL IMPERVIOUS AREA:

(1.5 SPACES PER CLASSROOM)

46 CLASSROOMS X 1.5 SPACES

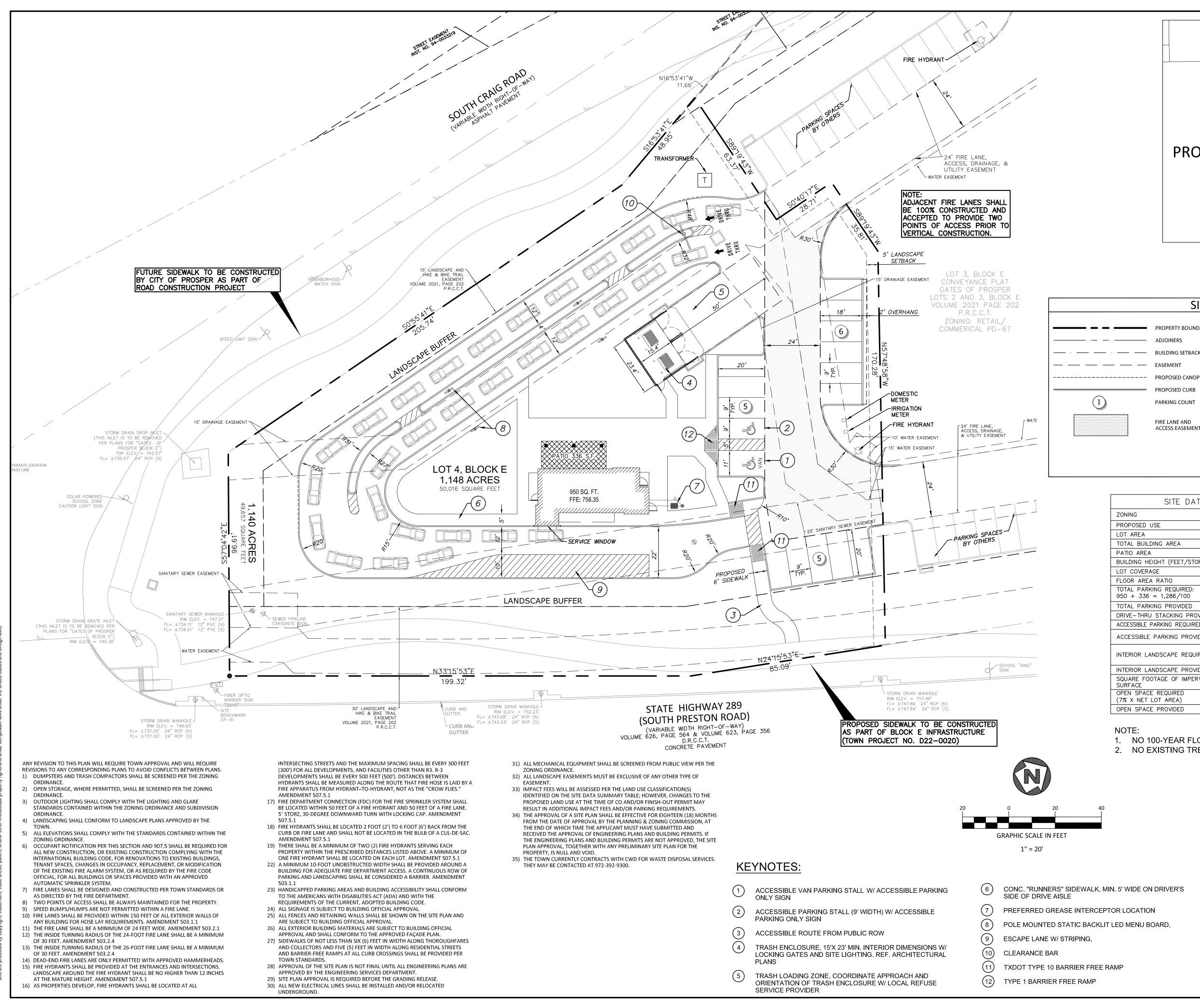
REQUIRED HANDICAP SPACES:

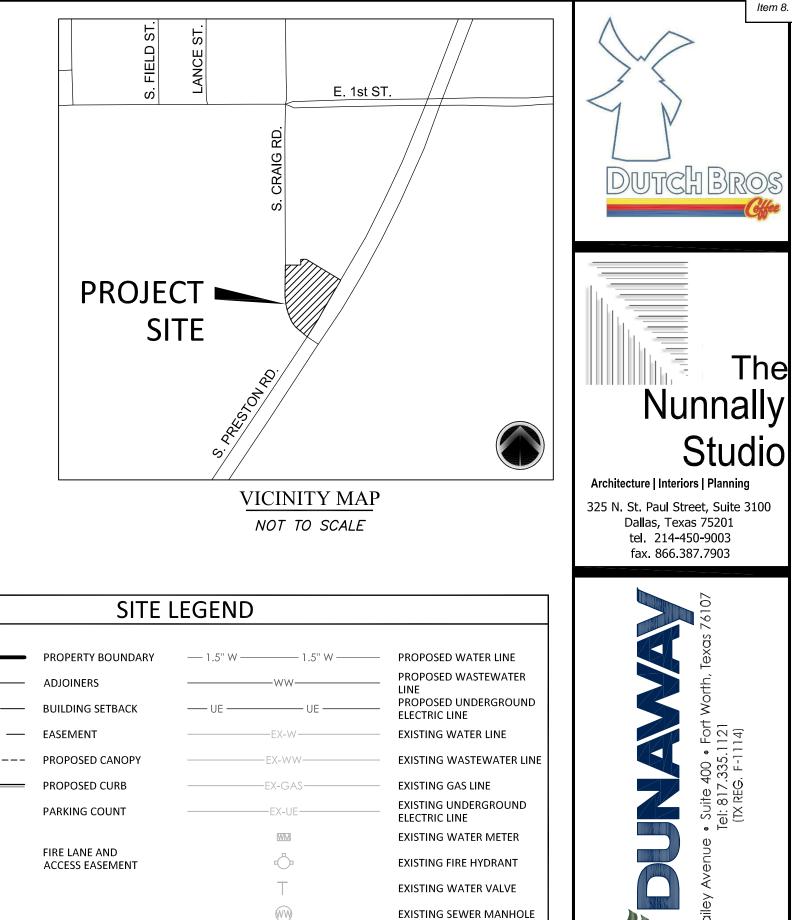
TOTAL PROVIDED PARKING:

HEIGHT:

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 11, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

TER TABLE		
TYPE	SIZE	NUMBER
DOM	4"	1
IRRIGA TION	2"	2
-	TYPE DOM	TYPESIZEDOM4"





EXISTING STORM DRAIN

SITE DATA SUMMARY TABLE			
ZONING	RETAIL/COMMERCIAL PD-67		
PROPOSED USE	DRIVE-THRU RESTAURANT		
LOT AREA	50,016 S.F./1.148 AC.		
TOTAL BUILDING AREA	950 S.F.		
PATIO AREA	336 S.F.		
BUILDING HEIGHT (FEET/STORIES)	24'-0"/1 STORY		
LOT COVERAGE	1.9%		
FLOOR AREA RATIO	0.019:1		
TOTAL PARKING REQUIRED: 950 + 336 = 1,286/100	13		
TOTAL PARKING PROVIDED	16		
DRIVE-THRU STACKING PROVIDED	27		
ACCESSIBLE PARKING REQUIRED	1		
ACCESSIBLE PARKING PROVIDED	2 (1 VAN + 1 STANDARD)		
INTERIOR LANDSCAPE REQUIRED	N/A (<20 PARKING SPACES, <10,000 SF BLDG)		
INTERIOR LANDSCAPE PROVIDED	N/A		
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	25,028 SF		
OPEN SPACE REQUIRED (7% X NET LOT AREA)	3,410 SF		
OPEN SPACE PROVIDED	9,322 SF		

NOTE:

1. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE. 2. NO EXISTING TREES ON SITE.

DUTCH BROS COFFEE:

JEFFREY BENNETT 110 4TH STREET GRANTS PASS, OR 97526 PHONE: (214) 842-1588

ENGINEER:

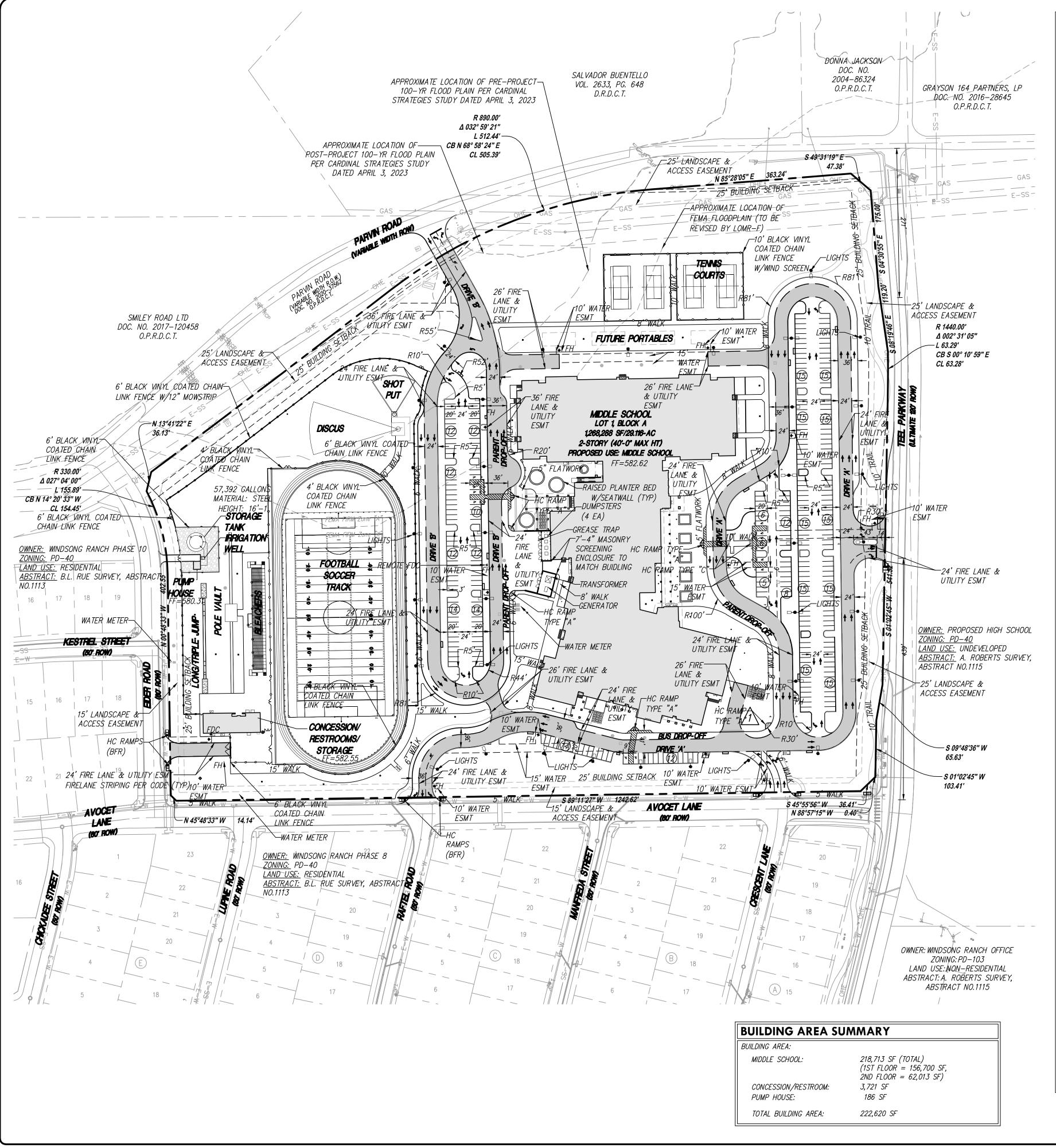
DUNAWAY ASSOCIATES, LLC 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PHONE: (817) 335-1121 CONTACT: CHRISTOPHER BIGGERS, P.E. EMAIL: cbiggers@dunaway.com

OWNER:

183 LAND CORPORATION 1 COWBOYS WAY FRISCO, TX 75034

DUTCH BROS COFFEE LOT 4, BLOCK E, 1.148 ACRES OUT OF THE BRADLEY SURVEY ABSTRACT NO. 86, TOWN OF PROSPER, COLLIN COUNTY, TEXAS TOWN PROJ. NO .: PEPERATION DATE: January 25, 2023 CASE NO.: DEVAPP-23-0007

	550 Bailey Avenue • Suite 400 • Fort Worth, Texas 7610 Tel: 817.335.1121 (TX REG. F-1114)
Project No: TX0605 Dutch Bros Coffee - New Freestanding Store	for: Dutch Bros Coffee ass, OR 97526
Drawn By: Checked By: Date: Project Numbe	RWS CMB February 23, 2023 r: 7321.001 Sheet Name/No.
SITE	EPL Page 140

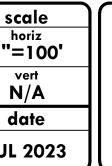


	ADDENDUM #1		05/26/23	NDED	
,		+		Prosper	1"
		<u> </u>		Independent	ŀ ┃ <mark>┣──</mark>
				School	
				District	
no.	revision	by	date	OL DIST DISTRICT	

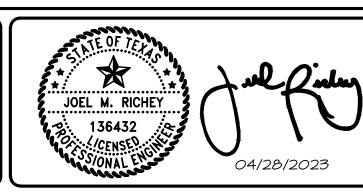
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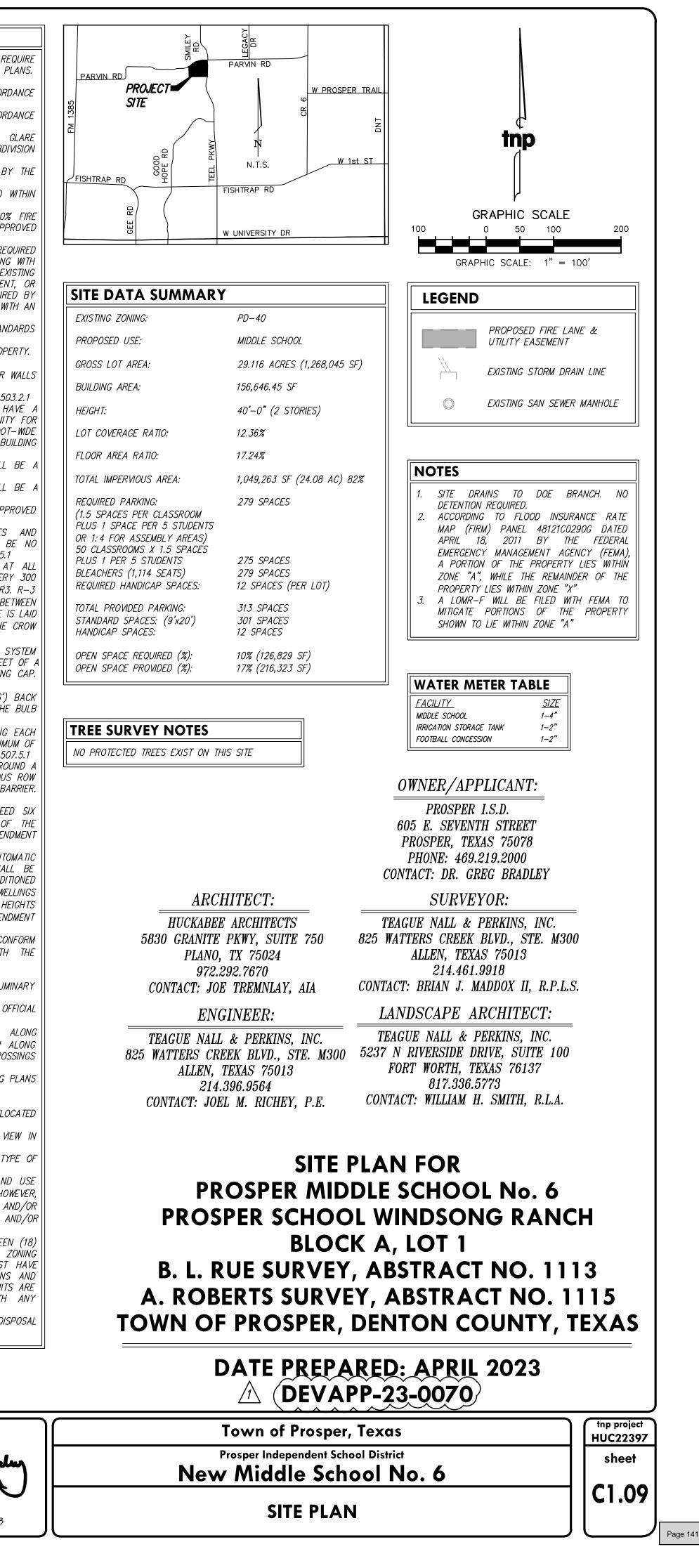
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- 8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT. 9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
- 10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE. 11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS
- OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1 12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1 13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE
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- MINIMUM OF 30 FEET. AMENDMENT 503.2.4 15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- 16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
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 AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT "AS THE CROW
- FLIES." AMENDMENT 507.5.1 19. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
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- 21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1 22 A MINIMUM 10-EOOT LINOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A
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- 23. THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- 24. ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 25. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
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- 33. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 34. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF
- EASEMENT, AS APPLICABLE. 35. 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.
- 36. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- 37. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

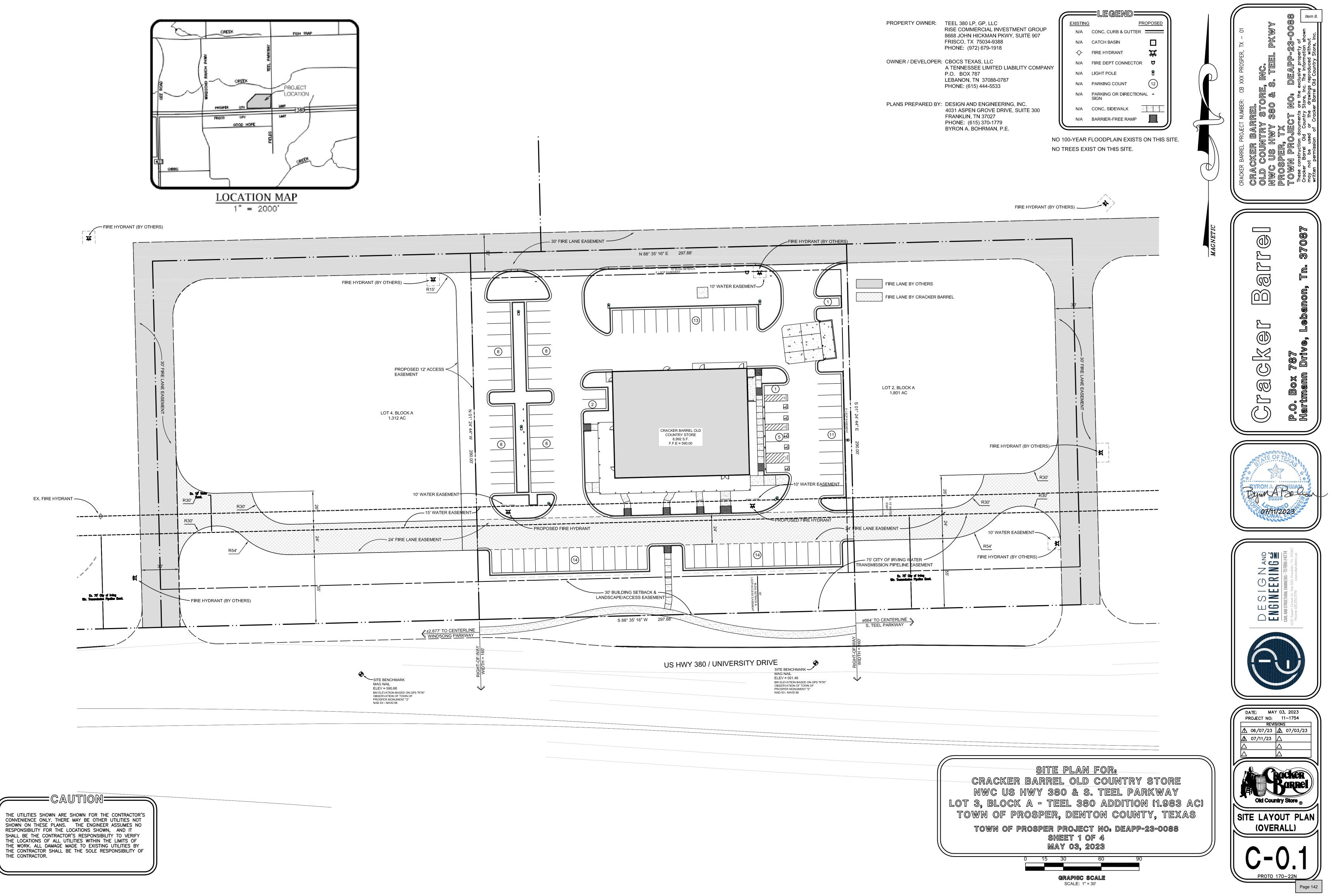




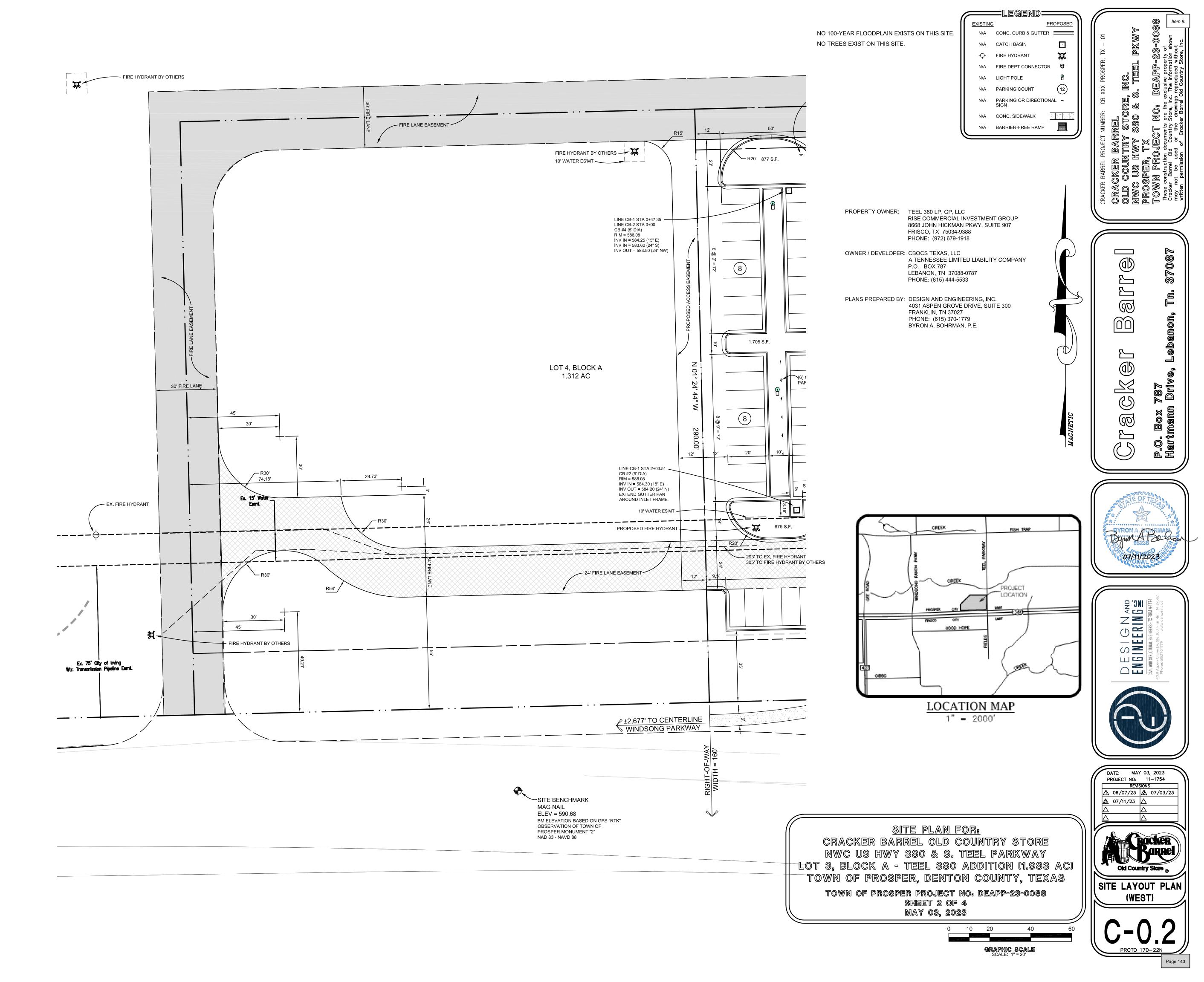


ltem 8.



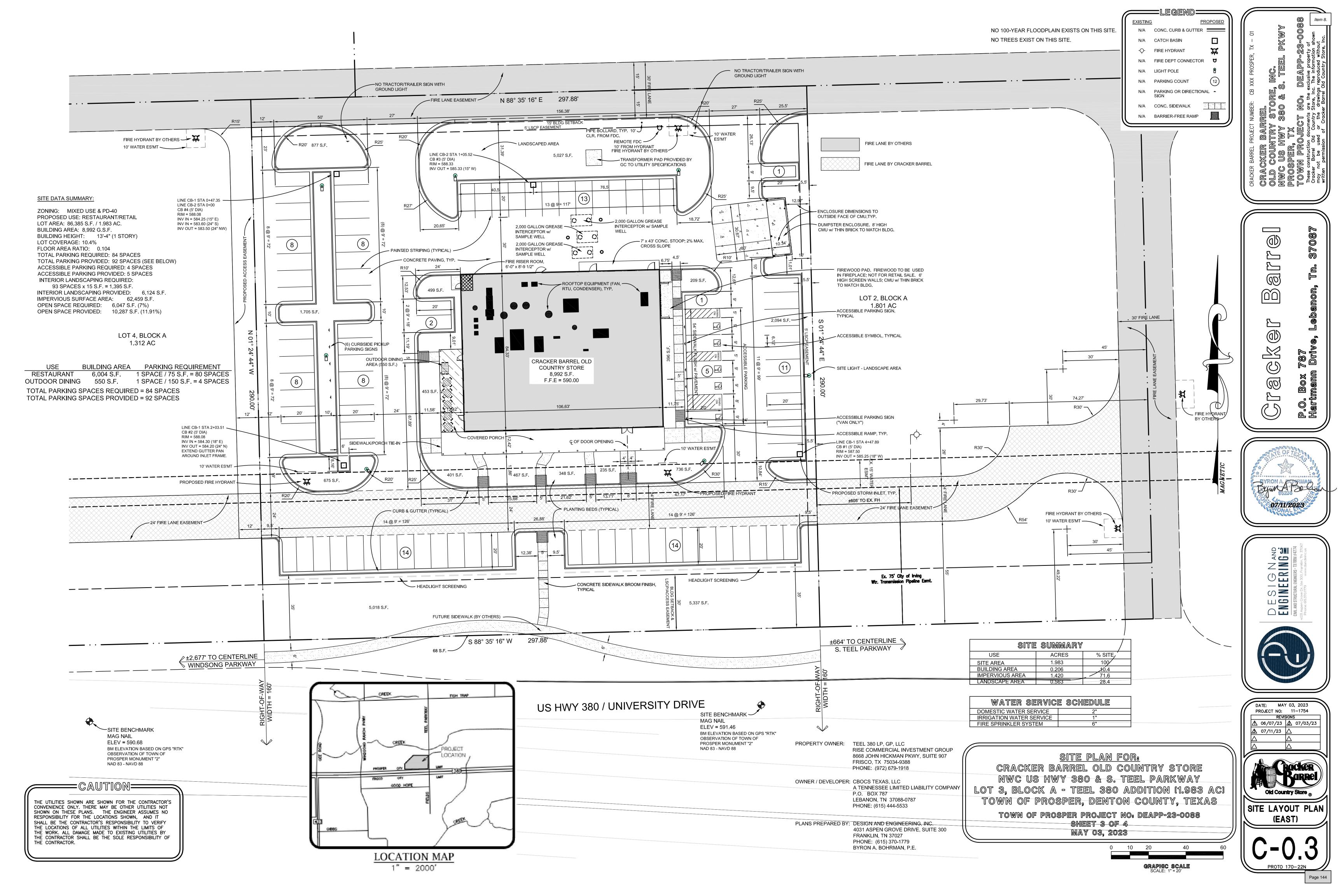


SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF



=CAUTION=

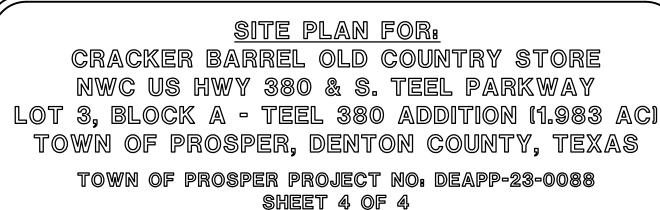
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



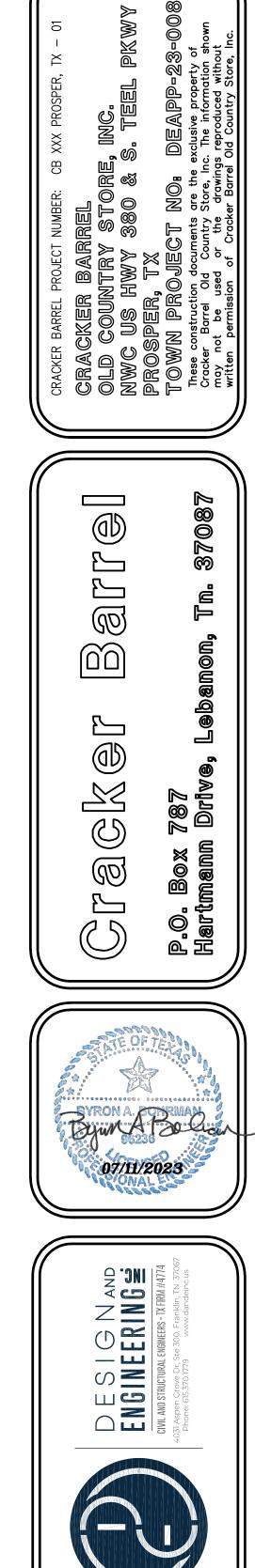
TOWN OF PROSPER STANDARD NOTES:

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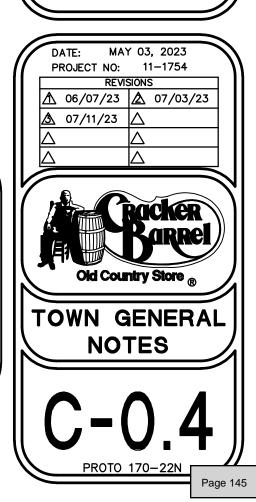
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- 28. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.29. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING
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 IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- 32. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- 33. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

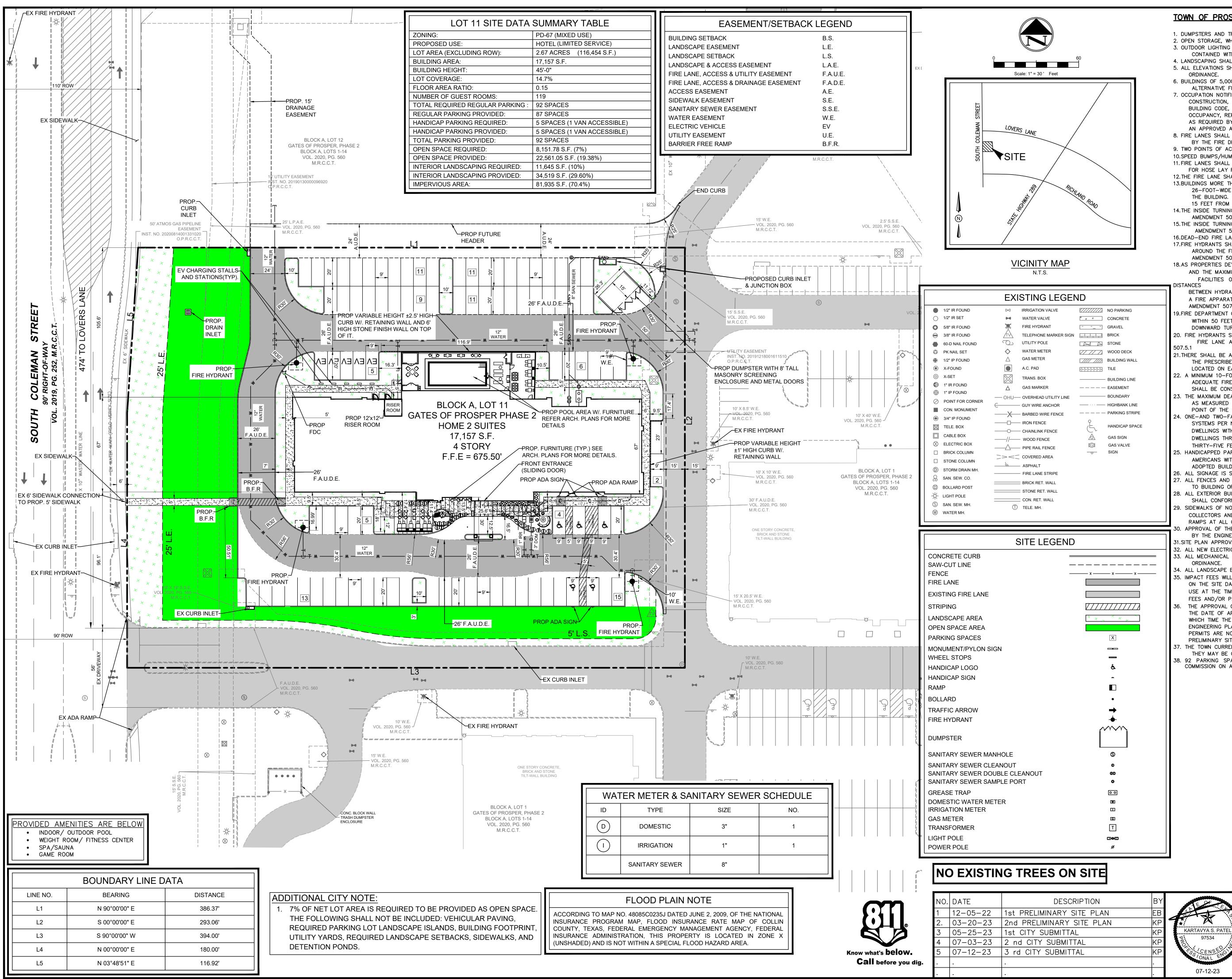


MAY 03, 2023



Item 8.





TOWN OF PROSPER SITE PLAN GENERAL NOTES

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE. 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE. ltem 8.

- 3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- 4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN. 5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING

6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.

7. OCCUPATION NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN

OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICAIL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED

BY THE FIRE DEPARTMENT. 9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.

10.SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.112. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1

- 13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A
- 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAT 30 FEET. APPENDIX D105
- 14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.0.1
- AMENDMENT 503.2.4 16.DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS. 17.FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE
- AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT AMENDMENT 507.5.1 18.AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS
- AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500') DISTANCES
- BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM THE HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- 19.FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- 20. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- 21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- 2. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- 23. THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- 24. ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 m2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 19. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- 32. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 33. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE
- ORDINANCE. 34. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT. 35. IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS
- 36. THE APPROVAL OF SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
 37. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES.
- THEY MAY BE CONTACTED AT 972-392-9300. 38. 92 PARKING SPACES WERE APPROVED BY THE TOWN OF PROSPER PLANN
- 38. 92 PARKING SPACES WERE APPROVED BY THE TOWN OF PROSPER PLANNING & ZONING COMMISSION ON APRIL 4, 2023.

CASE NUMBER: DEVAPP-23-104

SITE PLAN HOME 2 SUITE INN

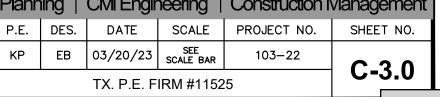
2.67 ACRES SEC LOVERS LANE AND SOUTH COLEMAN STREET

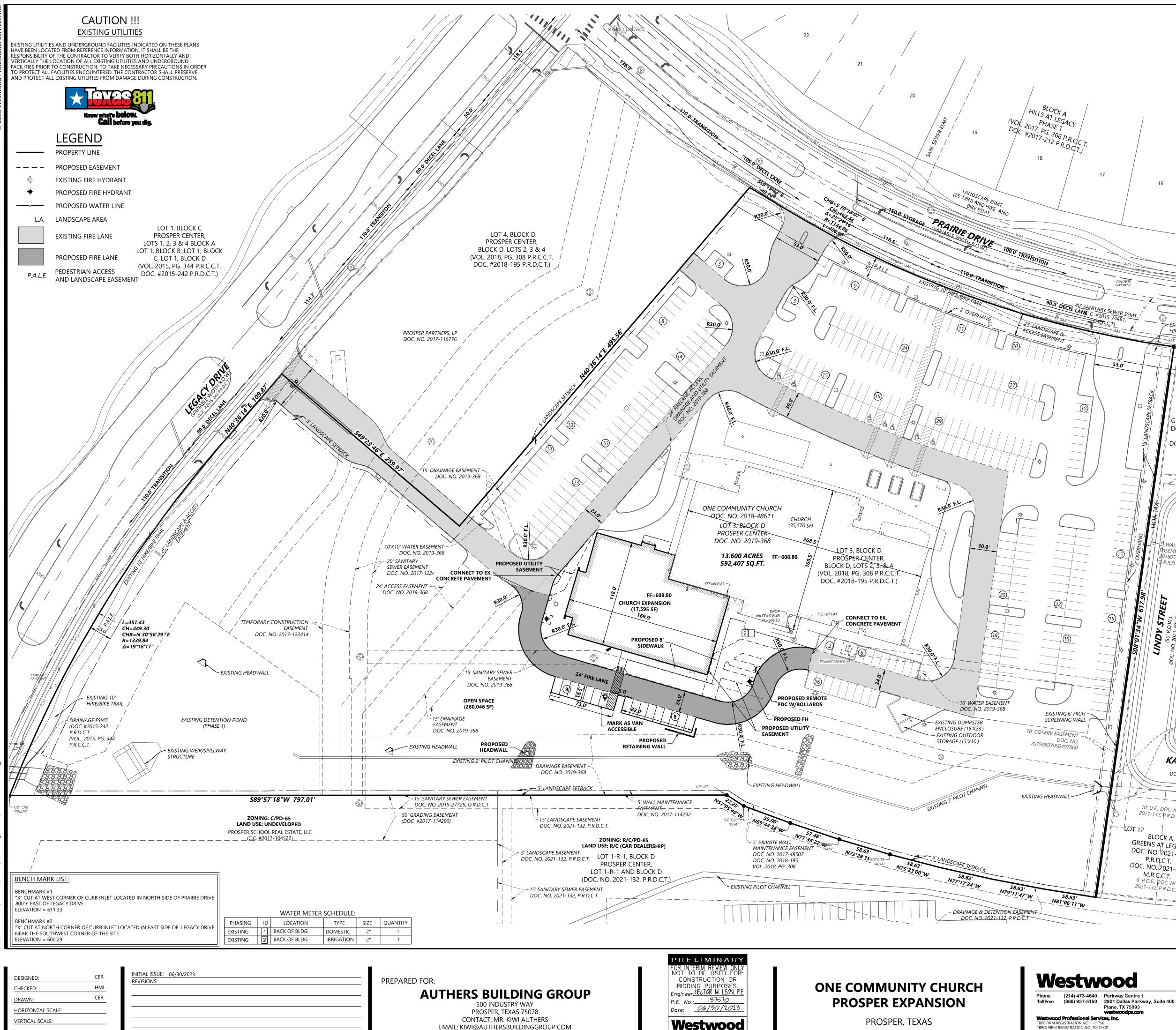
CITY OF PROSPER COLLIN COUNTY, TEXAS 75078

GATES OF PROSPER, BLOCK A, LOT 11 & LOT 12

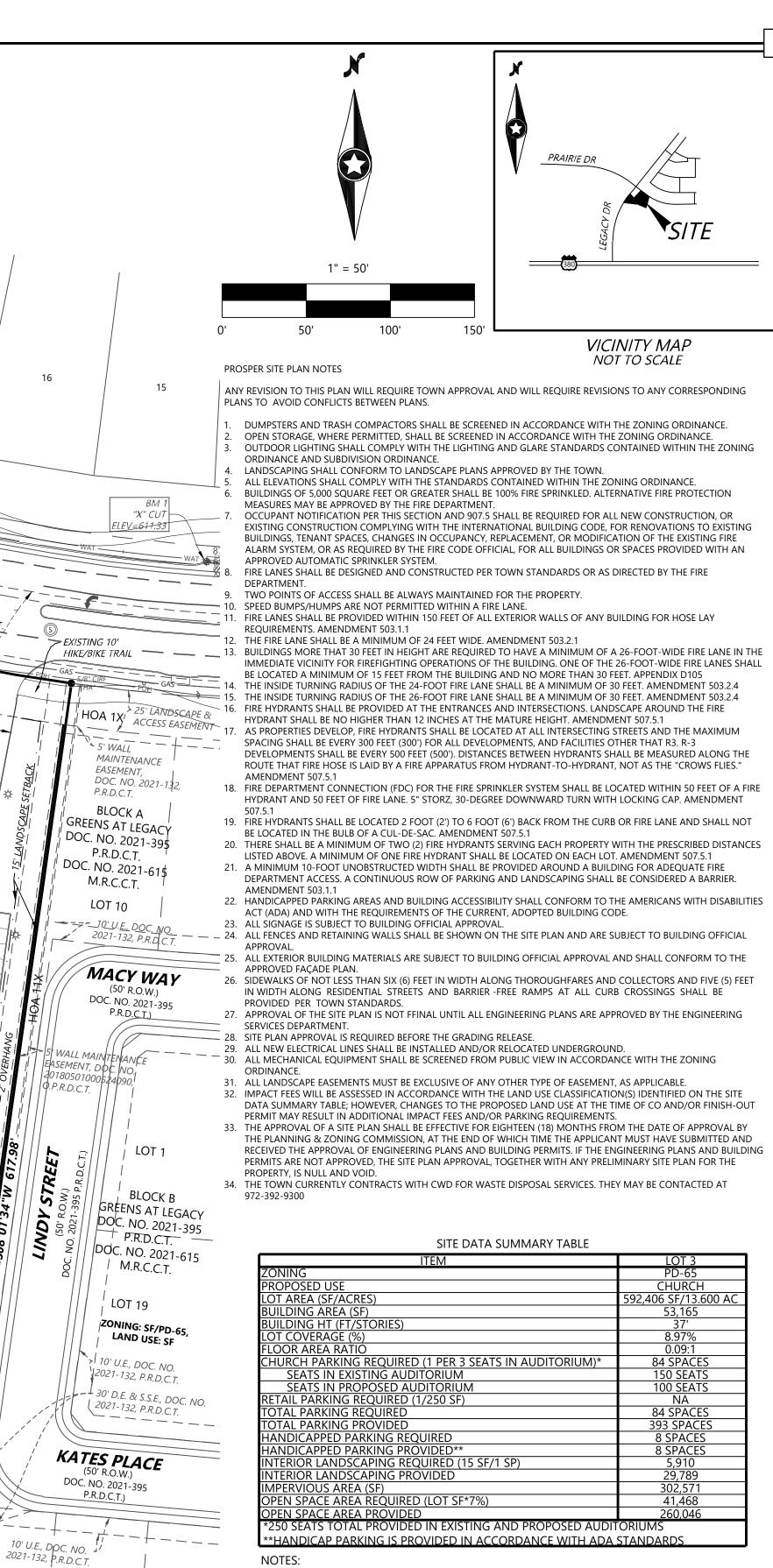
TRIANGLE ENGINEERING LLC T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013 Planning | Civil Engineering | Construction Managemen





Westwood



17

_ 53.0[,]

10.80

LOT 12

Plano, TX 75093

LOT 13

BLOĆK A

GREENS AT LEGACY

DOC. NO. 2021-395

P.R.D.C.T

DOC. NO. 2021-615

M.R.Ç.C.T.

6' P.D.E., POC. NO.

2021-132, P.R.D.C.T.

. NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE . ALL PARKING STALLS ARE 9'X20' UNLESS OTHERWISE NOTED. STALLS 18' DEEP HAVE A 2' OVERHANG OFFSET.

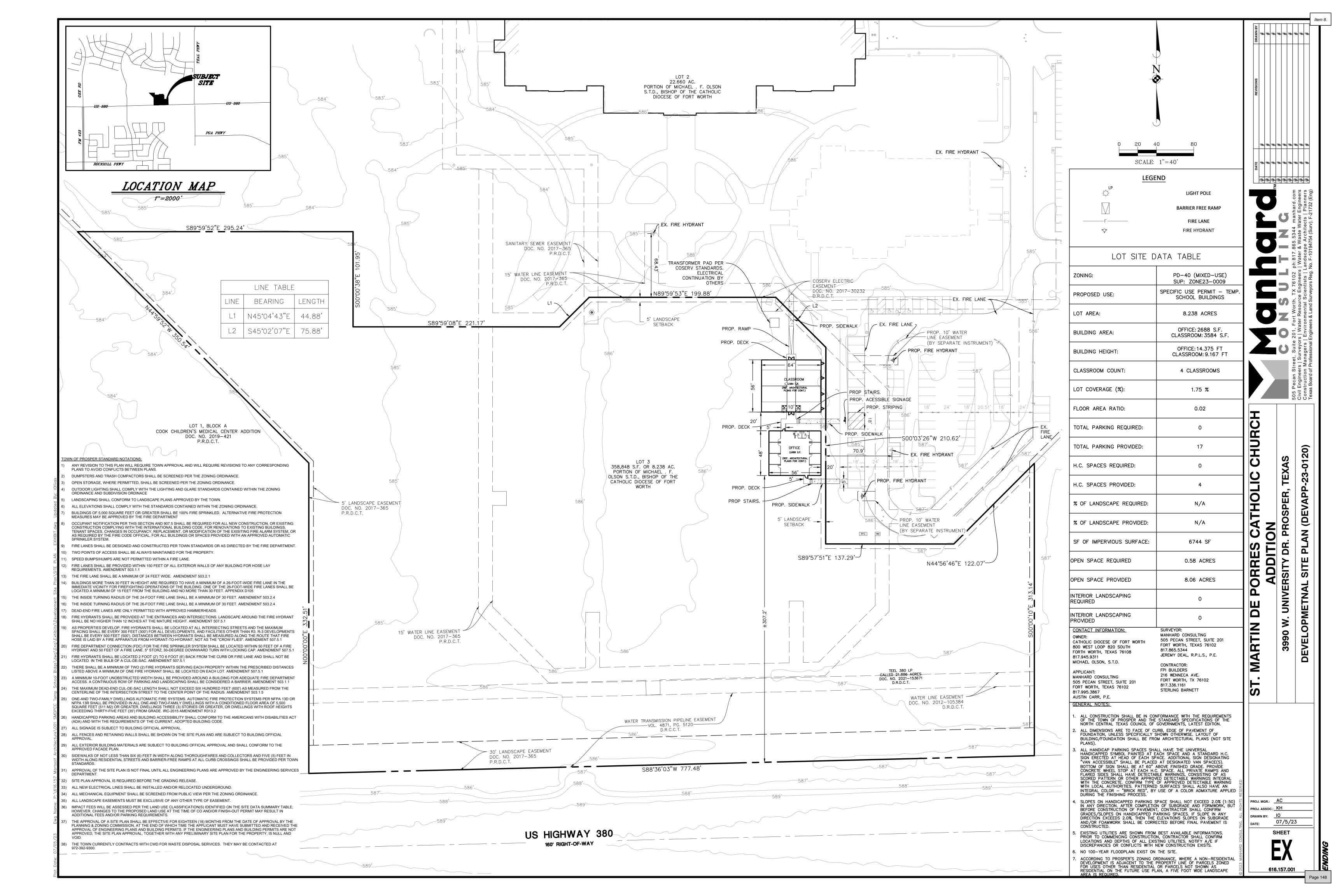
> **REVISED SITE PLAN** DEVAPP-23-0109 PROSPER CENTER BLOCK D, LOT 3 13.6 ACRES LOCATED IN THE TOWN OF PROSPER, TEXAS AND BEING OUT OF THE L. NETHERLY SURVEY, ABSTRACT NO. 962 DENTON COUNTY, TEXAS PREPARED JUNE 2023

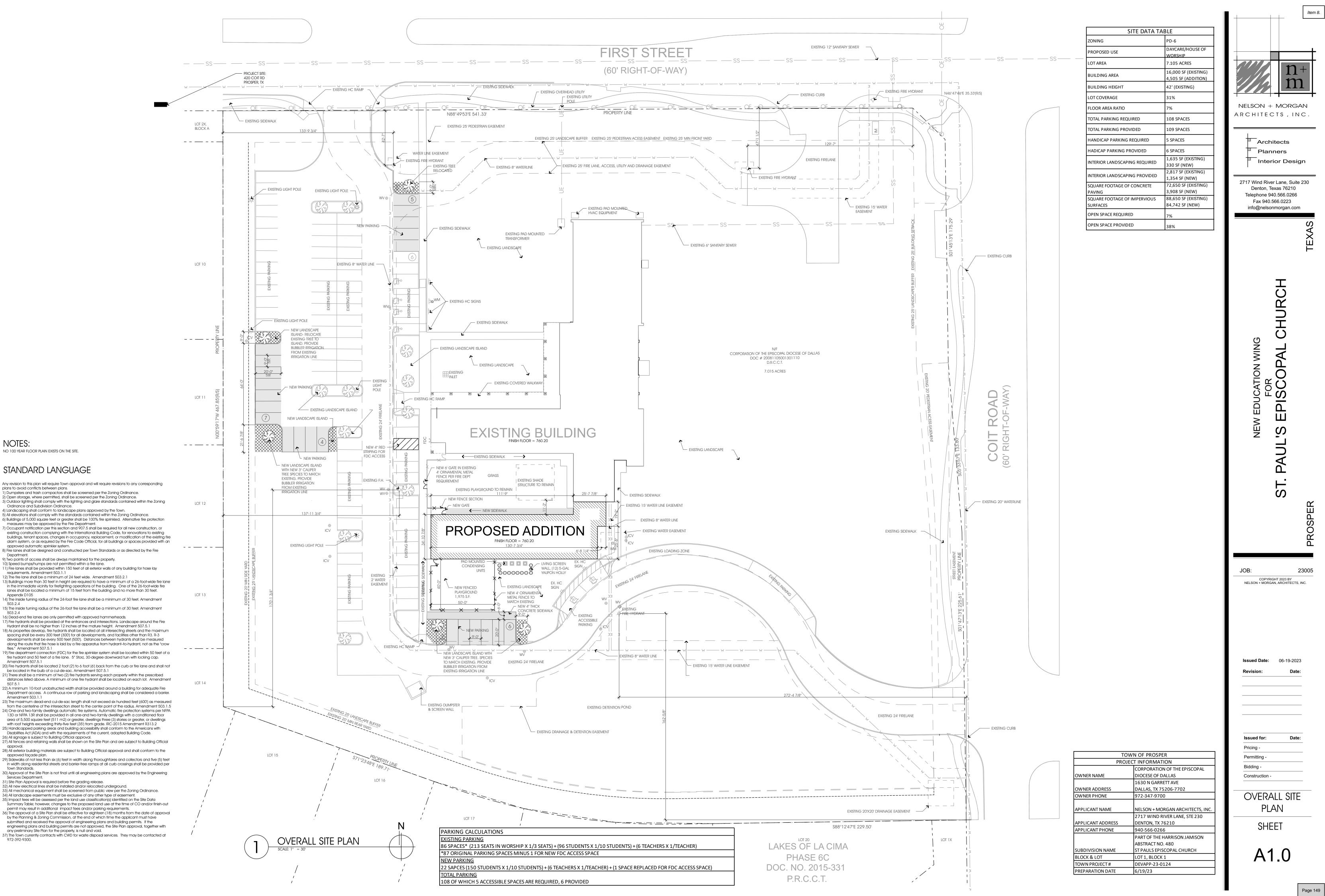
> > SHEET NUMBER:

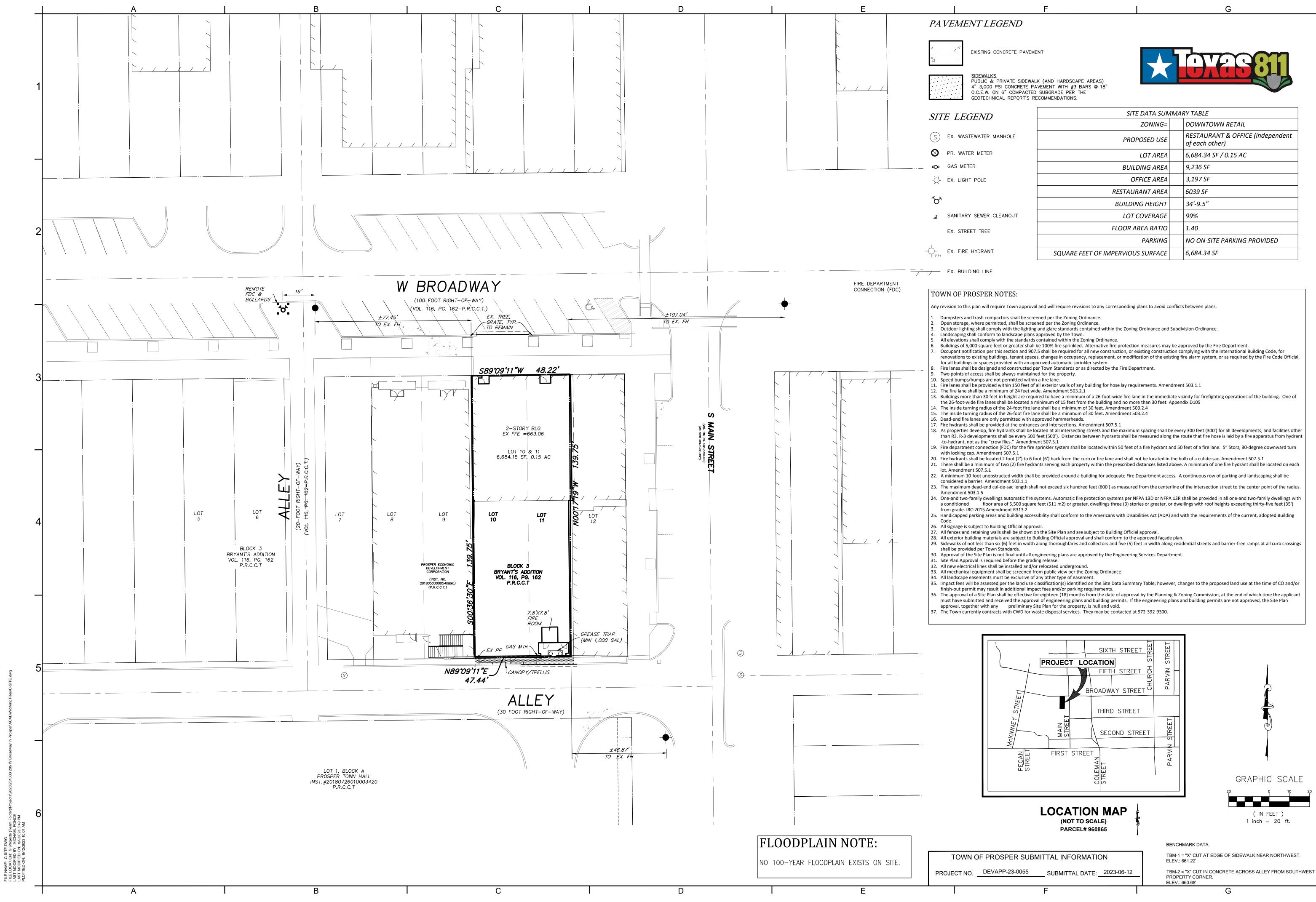
1.02

SITE PLAN

PROJECT NUMBER: 0043626.00 DATE: 06/30/2023

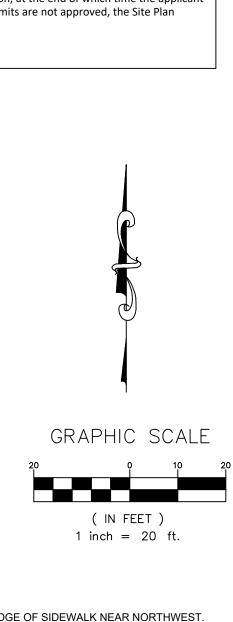








	SITE DATA SUMMARY TABLE		
	ZONING=	DOWNTOWN RETAIL	
NHOLE	PROPOSED USE	RESTAURANT & OFFICE (independent of each other)	
	LOT AREA	6,684.34 SF / 0.15 AC	
	BUILDING AREA	9,236 SF	
-	OFFICE AREA	3,197 SF	
	RESTAURANT AREA	6039 SF	
	BUILDING HEIGHT	34'-9.5"	
ANOUT	LOT COVERAGE	99%	
-	FLOOR AREA RATIO	1.40	
	PARKING	NO ON-SITE PARKING PROVIDED	
	SQUARE FEET OF IMPERVIOUS SURFACE	6,684.34 SF	





FIRST PRO

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SHEET

205



PLANNING

To:Mayor and Town CouncilFrom:David Hoover, Director of Development Services.Through:Mario Canizares, Town Manager
Chuck Ewings, Assistant Town ManagerRe:New Planned Development

Town Council Meeting – August 8, 2023

Agenda Item:

Conduct a public hearing and consider and act upon a request to rezone 34.7± acres from Commercial District (C) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)

History:

The applicant has submitted a request for rezoning on November 7th, 2022. There have been multiple discussions with Town Council, Planning & Zoning Commissioners, and Town Staff. Since then, the applicant has revised the following (See Attachment 9):

- 1. The applicant has created a trigger that requires all the townhomes in the neighborhood subdistrict to have certificate of occupancy prior to commencing any work with the highway subdistrict. In addition, one retail building shall complete slab construction prior to commencing any other work in Highway Subdistrict. Further, Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- 2. A property owner's association (POA) shall be approved by town staff.
- 3. Created separate definitions and requirements on apartments and condominiums.
- 4. Revised the non-residential on the first floor within the highway subdistrict and specifically requires retail uses to encourage vibrant uses within the mixed-use development.
- 5. Apartment buildings shall have a setback of 250 feet from the Dallas North Tollway.
- 6. Uses and standards in conformance with Dallas North Tollways Design Guidelines
- 7. The applicant reduces the density from 830 units to 730 units and specifically calls out allowance on apartments and condominiums (for sale product).
- 8. Minimum heights for certain uses
- 9. Provided architectural standards and design guidelines.
- 10. Minimum and maximum density for Townhomes

Following the July 11th meeting, the applicant has provided answers to some of the questions from Council.

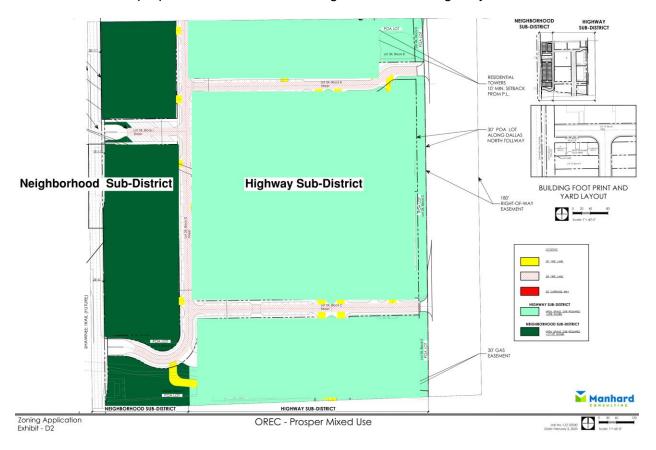
Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Commercial District (C)	Undeveloped	Dallas North Tollway District
North	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
East	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
South	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
West	Planned Development-36 (PD36)	Single Family Residential (Legacy Garden)	Medium Density Residential

Requested Zoning

The purpose of this request is to rezone Commercial District (C) to a new Planned Development for Mixed Use. The applicant is proposing a mixed used development with 2 sub-districts as shown below. The proposed sub-districts are neighborhood and highway sub-districts.



The neighborhood sub-district (9± acres) is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space. The subdistrict is adjacent to Shawnee Trail is acting as a buffer and transition toward the residential across Shawnee with less intense uses, additional setbacks, and reduced height.

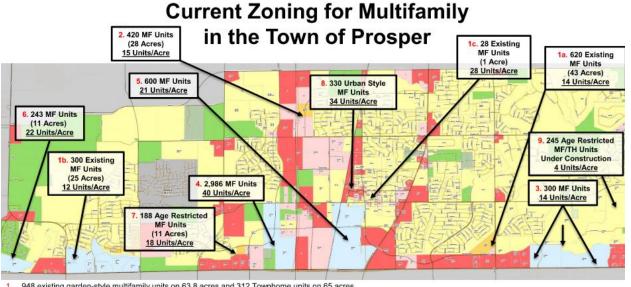
The highway sub-district (25± acres) is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

Many of the development standards, located in Exhibit C, conform to the Town's Zoning Ordinance. Due to the proposed development's unique design and the property being located along the Dallas North Tollway, the applicant is proposing detailed development and design standards, some of which deviate from the Zoning Ordinance. The applicant has made some recent modifications that include triggers, multifamily units/ condominiums specifications, mixed use details, a list of prohibited uses, and other minor modifications.

The proposed standards that are unique to the property are summarized below and does not contain all standards:

High Density Residential Development – The highway sub-district is proposing to have a maximum allowance of 730 units through the highway sub-district. Seventy-five percent (75%) (No more than 500 units) of allowed residential units shall be developed as apartments and the other twenty-five percent (25%) (No more than 230 units) of allowed residential units shall be developed as condominiums (for sale products). The first-floor square footage of the Highway Subdistrict shall be used for non-residential units (Apartments) shall be used for retail uses. A minimum of 25% of the first floor of an office and hotel use building shall be used for retail uses.

Town-wide Multi-family Units - In addition, there are currently 6,260 multifamily units entitled through zoning approvals in the Town (please see map below). With this development, the total multifamily units would increase to 6,990 multifamily units. See map of entitled units below.



 948 existing garden-style multifamily units on 63.8 acres and 312 Townhome units on 65 acres 1a. 620 units in the Orion Prosper and Orion Prosper Lakes complexes on Coit Road 1b. 300 units in Cortland Windsong Ranch, west of Windsong Pkwy, north US 380

1c. 28 units in the Downtown area

2. PD-35 permits a maximum of 15 units per acre on 28 acres, this density would allow for 420 multi-family units on the east side of DNT, north of Prosper Trail.

Brookhollow - permits a maximum of 300 multi-family at 14 units per acre within PD-86.
 Planned Development-41 (Prosper West) permits a maximum of 2,986 urban-style units on the west side of DNT, north of US 380. Refer to PD-41 for special conditions.

 Planned Development-67 (Gates of Prosper) permits a maximum of 600 urban-style units within 115 acres on the west side of Preston Road, north of US 380. The multifamily density is 21 units per acre.

 Planned Development-94 (WestSide) permits a maximum of 480 urban-style units within 23 acres on the east side of FM 1385, north of US 380. The construction of multifamily units is dependent on the development of non-residential uses in this PD – refer to PD-94.

Planned Development-98 (Alders at Prosper) permits a maximum of 188 age-restricted units within 11 acres west of Mahard Parkway, north of US 380 and allows for 18 units per acre.
 Planned Development-106 (Downtown Loft Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street this

 Planned Development-106 (Downtown Lott Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street allows for 34 units per acre.

9. Planned Development - 107 (Ladera) – Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family.

Triggers – The applicant has proposed the following triggers:

- The development of the entire townhomes (at least 42 townhome units) in the Neighborhood Sub-District will have certificates of occupancy prior to commencing work within the Highway Sub-District.
- The development of one minimum retail building as identified on Exhibit D.2 as either Lot 4 or Lot 2, Block 1 shall have completed slab construction prior to commencing any other work in Highway Subdistrict.
- Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.

Building Height – The maximum building height allowed by the Zoning Ordinance is two (2) stories in the Commercial District. However, the Dallas North Tollway Design Guidelines allows up to twelve (12) stories along the tollway. The applicant is proposing twelve (12) stories for the highway sub-district and the maximum height for the neighborhood subdistrict is three stories or thirty-five feet (35') for townhomes and three stories or forty-five feet (45') for commercial development. The applicant has proposed minimum building height by use type:

- a. Office: four (4) story.
- b. Multifamily
 - i. Apartments: four (4) story.
 - ii. Condominiums: four (4) story.
- c. Hotel: four (4) story
- d. Retail: one (1) story.

Item 9.

Building Materials – The approved primary exterior building materials for multifamily and nonresidential development in the Zoning Ordinance are clay fired brick, natural and manufactured stone, granite, marble, and stucco. The use of stucco and EIFS are only permitted as secondary or accent materials.

The applicant is proposing materials such as 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 seventy-five percent (75%) of each elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

Below are conceptual renderings of the development. The applicant will enter into a development agreement.



Item 9.



Building Setbacks – Many of the building setbacks in the highway and neighborhood subdistricts have been reduced or removed in order to allow the proposed mixed-use development to conform to Exhibit D. The 25-foot and 30-foot landscape setbacks from the adjacent minor and major thoroughfares remain the same and conform to the Zoning Ordinance/Dallas North Tollway Design Guidelines. The building setbacks in the neighborhood sub-district reflect the typical "suburban" setting of the townhomes and commercial development. Any development with onstreet parking, a build to line shall be required. All apartment buildings shall have a setback of 250' from the Dallas North Tollway. The purpose of this provision is to screen the apartment buildings with office buildings from the Dallas North Tollway.

Design Guidelines – The applicant is proposing specific design guidelines to address the pedestrian-oriented mixed-use development in the highway and neighborhood sub-districts. The design guidelines add to the development standards and address design principles, site design, building design, public realm design, and streetscapes.

Parking Standards – Due to the urban/walkable setting, the applicant is proposing a mixed-use reduction of 20% shall be applied to the overall development except for townhomes. Staff understands that the applicant is proposing a live/work/play environment so has no issues with the parking reduction. The applicant has also requested a shared parking within the entire Planned Development excluding the townhomes.

Landscaping - The applicant is proposing specific design guidelines to address the pedestrianoriented mixed-use development in the sub-districts. The applicant has also incorporated Dallas North Tollway Guidelines within the development standards. These standards include the following, but not limited to:

- 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.
- All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.
- Landscaped islands shall be located at the terminus of all parking rows, except for onstreet parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.
- Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.
- All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

Open Space - Per our zoning ordinance, 20% open space is required for Townhomes, 7% for non-residential, and 30% for multifamily use. Due to the unique design of the development, the applicant is proposing minimum 20% which includes landscape easements, setbacks, public plazas, and detention ponds.

Comparison Table regarding Major development standards.

Below is a comparison table outlining the proposed development standards that deviate from the minimum standard per the zoning ordinance.

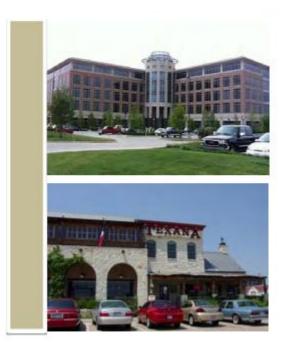
	Town of Prosper	NEW PD
Maximum Permitted Density for Multi- Family:	MF District: 370 MF units allowed based on a standard MF zoning. (15 units per acre.)	Density shall not exceed 730 MF. (29 units per acre)
Maximum Permitted Density for Townhomes:	TH District: 90 TH units allowed based on a standard TH zoning. (10 units per acre.)	Maximum density shall not exceed 60 TH units. (6.6 units per acre)
Maximum Height:	Commercial District: Two stories, no greater than 40 feet. Dallas North Tollway Design Guidelines and Comprehensive Plan: Up to 12 Stories	 Highway Subdistrict 12 stories Neighborhood Subdistrict Townhomes Thirty-Five (35) feet, three (3) stories. Commercial Forty-five (45) Feet or three (3) stories
Building Material	100 percent masonry as defined in Chapter 3, Section 2. The use of stucco and EIFS are only permitted as secondary or accent materials.	Materials such as 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

		seventy-five percent (75%) of each elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.
Parking requirements	3,861 minimum parking spaces required based on the use.	A mixed-use reduction of 20% shall applied to the overall development, except for townhomes. 3,204 are being proposed.

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

Dallas North Tollway District

The Dallas North Tollway district will consist of the most intense land uses within Prosper. A diverse mixture of office, retail and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a "campus feel"-they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this district. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented in a way that minimizes visibility from the Tollway.



2022 Dallas North Tollway Design Guidelines -

 The Dallas North Tollway is a primary thoroughfare within the Town of Prosper and one of the most heavily traveled roadways in North Texas. It is recognized that the Dallas North Tollway will serve as a significant opportunity for economic development and a sustainable tax base for the Town. The Comprehensive Plan identified the Dallas North Tollway as a future location for the Town's most intense land uses. The purpose of these design guidelines is to provide direction on land use and design for future development that the Town of Prosper envisions on the Dallas North Tollway. Design guidelines define the qualities of building and site design that make successful projects and are tools for guiding projects to positive development outcomes.

- Per the guideline, "Multi-family Developments The Town Council may permit a multi-family housing as part of a wholistic development that includes a combination of businesses designed to create a live, work and play 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 F. "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."
- The applicant has proposed development standards that are consistent with the Dallas North Tollway Design Guidelines.

<u>Thoroughfare Plan</u> – The property is bounded to the east by the Tollway and west by Shawnee Trail.

<u>Parks Master Plan</u> – The Parks Master Plan does not identify a park on the subject property, at this time.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, staff has received one letter in response to the proposed zoning request.

Attached Documents:

- 1. Aerial and Zoning Maps
- 2. Proposed Exhibits
- 3. Reply Form
- 4. MF Exhibits
- 5. Comprehensive Plan MF Design Guidelines
- 6. Comprehensive Plan Future Land Use Types
- 7. Dallas North Tollway Design Guidelines
- 8. Dallas North Tollway Design Guidelines Comparison Chart
- 9. Original vs Redlines Comparison Chart

Planning & Zoning Recommendation:

At their June 20, 2023, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, with a vote 7-0

Commissioners question amount of parking spaces per condominium, parking pertaining to the office, parking for each area of the plan, amount of greenspace available, lighting, ratio of multifamily units, amenities, triggers for the townhouses and the public comments available.

Commissioners overall like the changes from last time and appreciate the work that was put in, would have wanted to have more support from the community, more greenspace and pedestrian amenities.

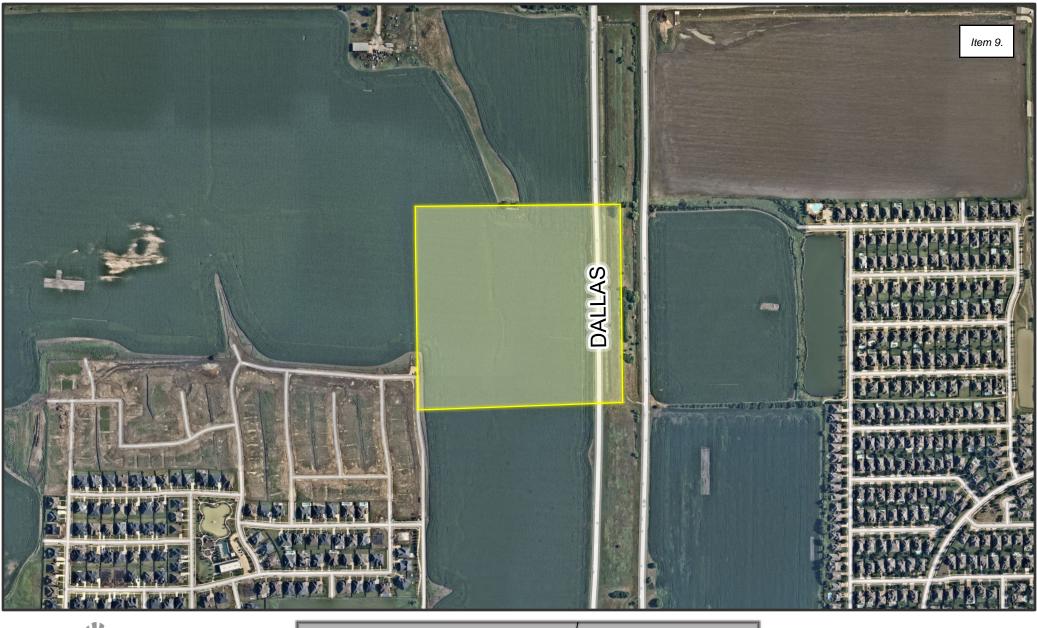
Town Staff Recommendation:

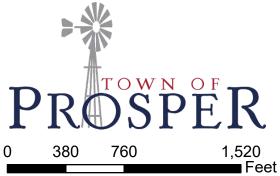
The request to rezone 34.7 ± acres is located north of Prosper Trail and west of the Dallas North Tollway, a major corridor into the Town of Prosper, and aims to create a unique mixed-use development that includes detailed design and development standards. The zoning request

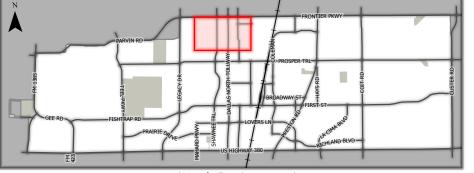
allows for the development of a mixed-use development that includes vertical integration of office, retail, and/or high-density residential uses in the same building, an office park, and a neighborhood retail center. There are concerns with the additional multifamily units as per the comprehensive plan. The Dallas North Tollway Design Guidelines expected additional multifamily units along the Dallas North Tollway. Staff is recommending approval because this request follows the design guidelines and will provide innovative opportunities that the Town envisions along the Dallas North Tollway.

Proposed Motion:

I move to approve/deny a request to rezone 34.7± acres from Commercial District (C) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)







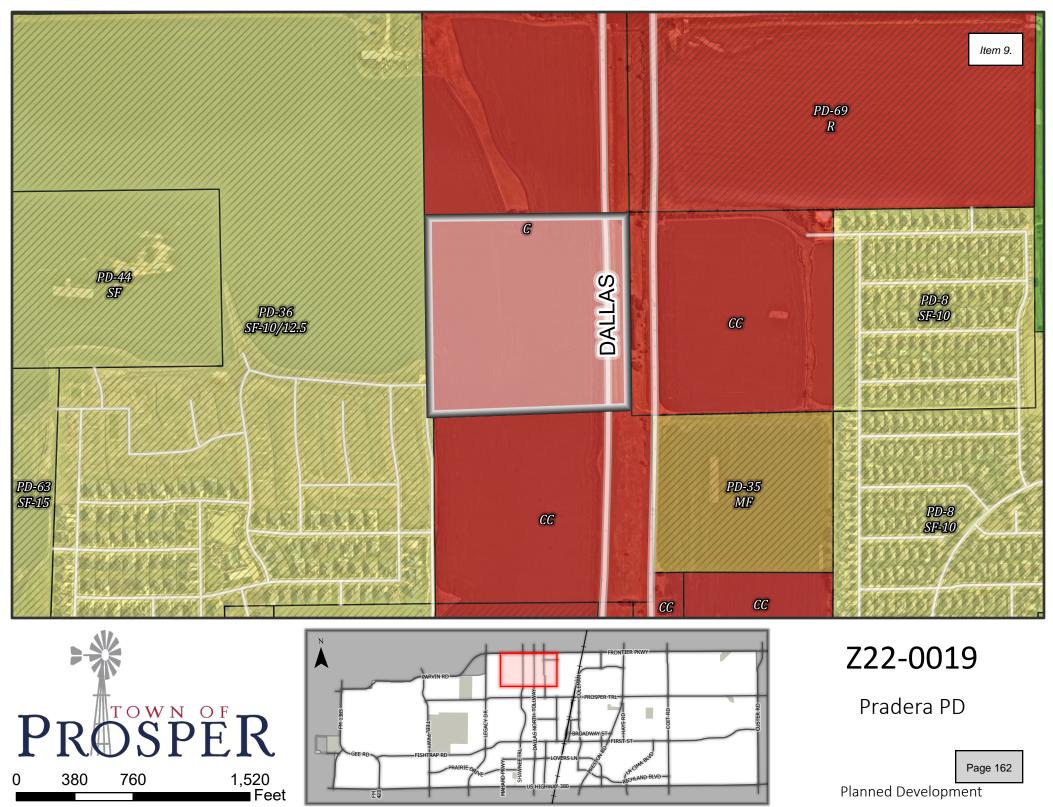
Z22-0019

Pradera PD

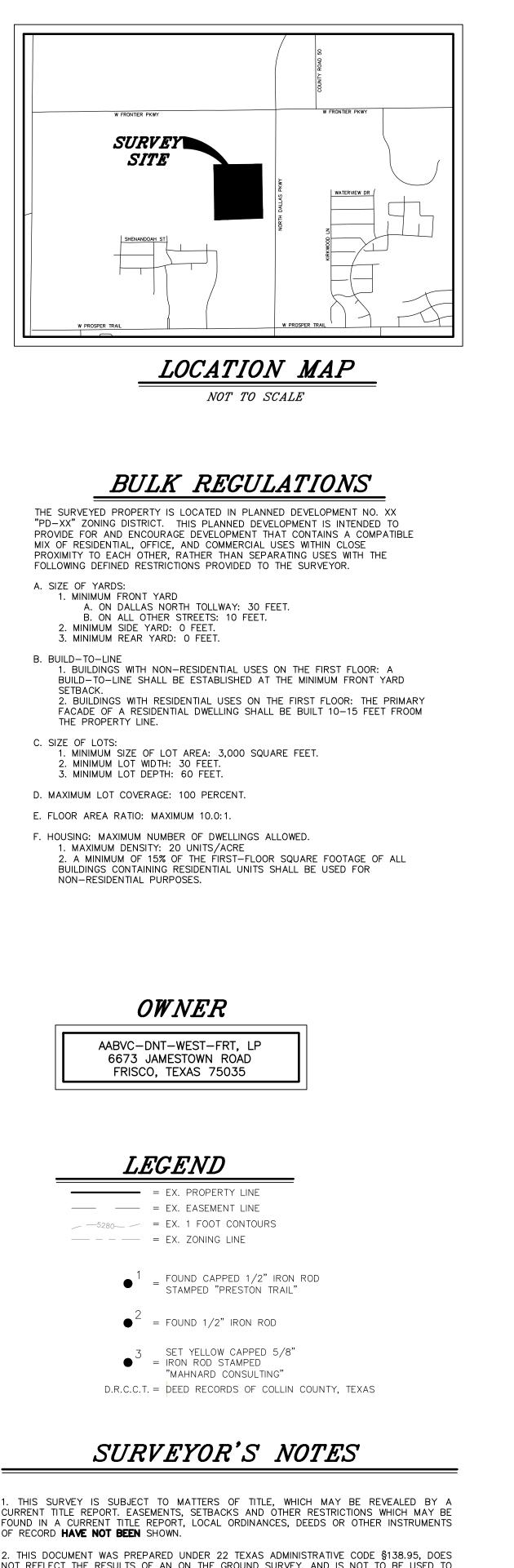
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Planned Development

This map for illustration purposes only



This map for illustration purposes only



NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

3. 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 FINAL PLAT.

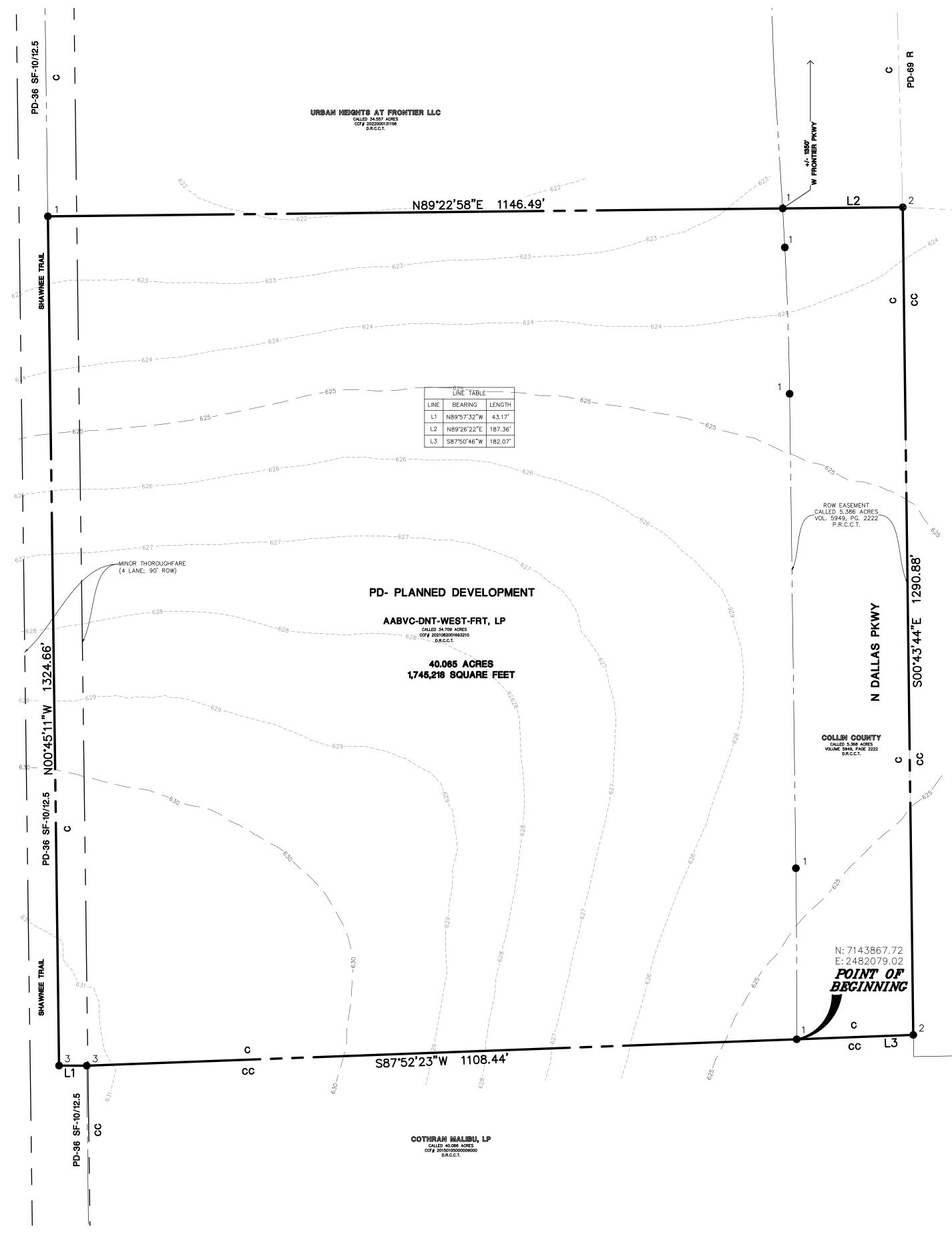
4. THIS EXHIBIT IS NO TO BE CONSTRUED AS A BOUNDARY SURVEY AND IS NOT FOR THE CONVEYANCE OF REAL PROPERTY.











BGY PROSPER 221 LLC CALLED 221.617 ACRES (REMAINDER) CCF# 20171121001544530 D.R.C.C.T.



Cornerstone

PROJECTS GROUP

FLOOD HAZARD NOTE:

ltem 9.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48085C0115J WITH AN EFFECTIVE DATE OF JUNE 02, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TESAS NORTH CENTRAL ZONE (4202).

PD-69 R CC

С

PD-35 MF

GRAPHIC SCALE

SCALE: 1"=100'

LEGAL DESCRIPTION

BEING A 40.065 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CALLED 34.709 ACRE TRACT OF LAND DESCRIBED BY DEED TO AABVC-DNT-WEST-FRT, LP, RECORDED IN COUNTY CLERK'S FILE NUMBER 2021082001693210, DEED RECORDS, COLLIN COUNTY TEXAS AND ALL OF THAT CALLED 5.368 ACRE TRACT OF LAND DESCRIBED BY DEED TO COLLIN COUNTY, RECORDED IN VOLUME 5949, PAGE 2222, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE SOUTHEAST CORNER SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 5.386 ACRE TRACT AND BEING IN THE NORTH LINE OF THAT CALLED 40.066 ACRE TRACT OF LAND DESCRIBED BY DEED TO COTHRAN MALIBU, LP, RECORDED IN COUNTY CLERK'S FILE NUMBER 20150105000009000, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, 1108.44 FEET ALONG THE SOUTH LINE OF SAID CALLED 34.709 ACRE TRACT AND SAID NORTH LINE OF THE CALLED 40.066 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" SET AT THE NORTHWEST CORNER OF SAID CALLED 40.066 ACRE TRACT;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 43.17 FEET, CONTINUING ALONG SAID SOUTH LINE OF THE CALLED 34.709 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" SET AT THE SOUTHWEST CORNER OF SAID CALLED 34.709 ACRE TRACT;

THENCE NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, 1324.66 FEET ALONG THE WEST LINE OF SAID CALLED 34.709 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE NORTHWEST CORNER OF SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THAT CALLED 34.557 ACRE TRACT OF LAND DESCRIBED BY DEED TO URBAN HEIGHTS AT FRONTIER LLC, RECORDED IN COUNTY CLERK'S FILE NUMBER 2022000131196 DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 22 MINUTES 58 SECONDS EAST, 1146.49 FEET ALONG THE NORTH LINE OF SAID CALLED 34.709 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 34.557 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE NORTHEAST CORNER OF SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF SAID CALLED 34.557 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED CALLED 5.386 ACRE TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES 22 SECONDS EAST, 187.36 FEET ALONG THE NORTH LINE OF SAID CALLED 5.386 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 5.386 ACRE TRACT;

THENCE SOUTH OD DEGREES 43 MINUTES 44 SECONDS EAST, 1290.88 FEET ALONG THE EAST LINE OF SAID CALLED 5.386 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 5.386 ACRE TRACT. SAID IRON ROD ALSO BEING IN THE NORTH LINE OF THE AFOREMENTIONED CALLED 40.066 ACRE TRACT

THENCE SOUTH 87 DEGREES 50 MINUTES 46 SECONDS WEST, 182.07 FEET ALONG THE SOUTH LINE OF SAID CALLED 5.386 ACRE TRACT AND SAID NORTH LINE OOF THE CALLED 40.066 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1,745,218 SQUARE FEET OR 40.065 ACRES OF LAND, MORE OR LESS.

EXHIBIT A

40.065 ACRES OF LAND IN THE COLLIN C.S.L. SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS NOVEMBER 01, 2022

TOWN OF PROSPER PROJECT NO:

Prosper Mixed-Use Master Plan 11/7/2022

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Item 9.

Civil Engineering Surveying Water Resources Management Construction Management Landscape Architecture Land Planning

Exhibit "A"

BEING a 40.065 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Collin County, Texas and being all of that called 34.709 acre tract of land described by deed to AABVC-DNT-West-FRT, LP, recorded in County Clerk's File Number 2021082001693210, Deed Records, Collin County, Texas and all of that called 5.368 acre tract of land described by deed to Collin County, recorded in Volume 5949, Page 2222, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the southeast corner said called 34.709 acre tract, said iron rod also being the southwest corner of said called 5.386 acre tract and being in the north line of that called 40.066 acre tract of land described by deed to Cothran Malibu, LP, recorded in County Clerk's File Number 2015010500009000, Deed Records, Collin County, Texas;

THENCE South 87 degrees 52 minutes 23 seconds West, 1108.44 feet along the south line of said called 34.709 acre tract and said north line of the called 40.066 acre tract to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 40.066 acre tract;

THENCE North 89 degrees 57 minutes 32 seconds West, 43.17 feet, continuing along said south line of the called 34.709 acre tract to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 34.709 acre tract;

THENCE North 00 degrees 45 minutes 11 seconds West, 1324.66 feet along the west line of said called 34.709 acre tract to a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the northwest corner of said called 34.709 acre tract, said iron rod also being the southwest corner of that called 34.557 acre tract of land described by deed to Urban Heights at Frontier LLC, recorded in County Clerk's File Number 2022000131196, Deed Records, Collin County, Texas;

THENCE North 89 degrees 22 minutes 58 seconds East, 1146.49 feet along the north line of said called 34.709 acre tract and the south line of said called 34.557 acre tract to a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the northeast corner of said called 34.709 acre tract, said iron rod also being the southeast corner of said called 34.557 acre tract and the northwest corner of the aforementioned called 5.386 acre tract;

THENCE North 89 degrees 26 minutes 22 seconds East, 187.36 feet along the north line of said called 5.386 acre tract to a 1/2 inch iron rod found at the northeast corner of said called 5.386 acre tract;

THENCE South 00 degrees 43 minutes 44 seconds East, 1290.88 feet along the east line of said called 5.386 acre tract to a 1/2 inch iron rod found at the southeast corner of said called 5.386 acre tract, said iron rod also being in the north line of the aforementioned called 40.066 acre tract;

THENCE South 87 degrees 50 minutes 46 seconds West, 182.07 feet along the south line of said called 5.386 acre tract and said north line oof the called 40.066 acre tract to the POINT OF BEGINNING and containing 1,745,218 square feet or 40.065 acres of land, more or less.

Jeremy Luke Deal Registered Professional Land Surveyor Texas Registration Number 5696



PLANNED DEVELOPMENT NO. 119

EXHIBIT B—Planned Development Purpose and Intent:

This planned development is intended to provide for and encourage development that contains a compatible mix of residential, office, and commercial uses within close proximity to each other, rather than separating uses.

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.

Additionally, the standards are intended to promote an efficient pedestrian-access network that connects the nonresidential and residential uses. 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;

- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes.
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns.
- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.
- Ensuring large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.

In order to implement this vision, the standards affecting development are intended to be consistent with the overall goal. To accomplish this goal, the area has been subdivided into a series of sub-districts with development restrictions that will be necessary to achieve their collective individuality.

The purpose of sub-district requirements is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.

EXHIBIT C—Sub-District Regulations:

Development Plans

Concept Plan:

- A. The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D2, D3, and D4.
- B. Triggers
 - a. Neighborhood Sub-District:
 - i. Development shall be phased such that all of the townhomes will have certificates of occupancy prior to commencing work within the Highway Sub-District.
 - ii. Development shall be phased such that at minimum one (1) retail building, as identified on Exhibit D.2 as either Lot 4 or Lot 2 Block 1, shall have completed slab construction prior to commencing work within the Highway Sub-District.
 - b. Highway Sub-District:
 - i. Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- C. Where conflicts may arise between Exhibit C and Exhibit D, Exhibit C shall govern.

Elevations:

A. The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

Administrative:

A. The property owner's association (POA) shall be approved by town staff.

HIGHWAY SUB-DISTRICT

HIGHWAY SUB-DISTRICT

Purpose & Intent

The purpose of the Highway Sub-District is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

The Highway Sub-District is to be an area with a mixture of intense uses. Buildings are close to and oriented toward the street. There is a connected street pattern, shared parking, and pedestrian amenities.

Site Criteria

A. Size of Yards:

- 1. Minimum Front Yard
 - a. On Dallas North Tollway: Fifty (50) feet.
 - b. On all other streets: Ten (10) feet.
- 2. Minimum Side Yard: Zero (0) feet.
- 3. Minimum Rear Yard: Zero (0) feet.

B. Build-to-Line: On 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 facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.

2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

C. Size of Lots:

- 1. Minimum Size of Lot Area: Twenty Thousand (20,000) square feet
- 2. Minimum Lot Width: Fifty (50) feet.
- 3. Minimum Lot Depth: Sixty (60) feet.
- D. Maximum Lot Coverage: One hundred (100) percent, subject to Detention and Open Space.
- E. Floor Area Ratio: Maximum 10.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. For the purposes of this Sub-District, Apartment and Condominiums are considered Multifamily and shall be defined as follows:

- a. Apartments- a predominantly residential building in which each unit is leased by the owner to an individual entity.
- b. Condominiums- a predominantly residential building in which each unit is owned by an individual entity.

2. The maximum density allowed shall be no more than seven hundred and thirty (730) units within the Highway Sub-District. Studio, One, Two, and Three Bedroom units shall be a minimum of 650 square feet.

a. Apartments shall be no more than five hundred (500) units.

i. There shall be at least 65% Studios and One-Bedroom units.

- ii. There shall be no more than 35% Two and Three-Bedroom units.
- b. Condominiums shall be no more than two hundred thirty (230) units.
 - i. There shall be at least 60% Studios and One-Bedroom units.
 - ii. There shall be no more than 40% Two and Three-Bedroom units.

3. Where first-floor square footage of the Highway Subdistrict shall be used for non-residential uses, the following provisions for retail use shall apply.

Retail, for the sake of this subsection shall include 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.

a. Office: minimum 25% retail use.

b. Residential

i. Apartments: minimum 50% retail use.

ii. Condominiums: minimum 0% retail use.

c. Hotel: minimum 25% retail use.

4. Apartment buildings shall have a setback of Two Hundred Fifty (250) feet from the Dallas North Tollway (DNT).

G. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all subdistricts, except for Townhome uses, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted as depicted in exhibit D street sections.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane nor public roads.

11. Dead-end parking aisles are not permitted in surface parking lots.

12. In the case of mixed uses, parking spaces may be shared.

13. For all residential uses, a minimum of eighty percent (80%) of parking shall be contained in a structured parking garage.

H. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

I. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets to the extent that screening is allowed by utility providers.

2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened, at minimum, by a eight (8) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally always remain closed. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

J. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space that opens to the street.

K. Streets and Sight Triangles:

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

2. Root barriers shall be installed where street trees are planted within 5 feet of pavement within Public & Emergency Access Easement.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

L. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance and the Dallas North Tollway (DNT Guidelines as of the date of adoption of this ordinance or as amended.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:

a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.

b. Landscaped islands shall be located at the terminus of all parking rows, except for onstreet parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.

c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping shall be placed a minimum of two and onehalf (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by the Assistant Town manager or their designee.

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

3. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

- 4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.
- 5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Tri-partite Architecture: All multi-story, mixed use buildings shall be designed and constructed in tri-partite architecture (having a distinct base, middle, and top) or an alternative, scale appropriate architectural treatment.

B. Building Height

1. Maximum Building Height: Twelve (12) stories.

a. 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 23% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.

b. 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 facade(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 Public & Emergency Access Easement line.

- 2. Minimum Building Height by use type:
 - a. Office: four (4) story.
 - b. Multifamily

i. Apartments: four (4) story.

- ii. Condominiums: four (4) story.
- c. Hotel: four (4) story
- d. Retail: one (1) story.
- C. Building Materials:

1. Materials such as 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 seventy-five percent (75%) of each elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

a. Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

2. Only primary building materials are allowed on the first floor with the exception of cementitious panels. For purposes of this section, the first floor shall be at least nine (9) feet high and, at minimum, 90% shall be constructed of masonry cladding.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

D. Window Areas:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

E. 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.

F. 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.

G. 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 facade. Design articulation should employ changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

H. Above Grade Structured Parking:

1. Where parking garages are within views of public streets, openings in parking garages shall not exceed 55% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.

2. It is the intent of this provision that the facades of surrounding buildings and the facades of any parking structures within view of public streets shall be visually similar, with construction materials being compatible.

3.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.

I. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Dallas North Tollway; 2) such projections do not extend over the traveled portion of a roadway; 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 finish 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 Public & Emergency Access Easement.

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

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

4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access 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.

5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

Schedule of Permitted Business Establishments for the Dallas North Tollway District: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

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) House of Worship Massage Therapy, Licensed as an Incidental Use Meeting/Banquet/Reception Facility (S) Mobile Food Vendor (S) Multifamily 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)

Item 9.

- Restaurant without Drive-thru or Drive-in Service (C) 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 Winery (enclosed operations)
- Wireless Communications and Support Structures (Cell Tower) (S)

NEIGHBORHOOD SUB-DISTRICT

NEIGHBORHOOD SUB-DISTRICT

Purpose & Intent

The purpose of the Neighborhood Sub-District is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space.

Site Criteria

A. Size of Yards:

1. Townhomes (lots shall be fee-simple)

i. Minimum Front Yard: Ten (10) feet.
ii. Minimum Side Yard: Zero (0) feet.
iii. Minimum Rear Yard: Twenty (20) feet.
iv. Maximum Building Height: Thirty-Five (35) feet (as measured from the finish floor to the top plate), or three (3) stories.
v. Minimum Dwelling Area: One Thousand (1,000) square feet.
vi. Minimum Building Separation: Twenty (20) feet.
vii. Maximum Units Per Building: six (6) units

2. Commercial

i. Minimum Front Yard: Ten (10) feet.
ii. Minimum Side Yard: Five (5) feet.
iii. Minimum Rear Yard: Five (5) feet.
iv. Maximum Building Height: Forty-five (45) Feet (as measured from the finish floor to the top plate), or three (3) stories

B. Build-to-Line: On 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 facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.

2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

3. Residential lots may front on public or private open space or a property owner's association lot.

C. Size of Lots:

- 1. Minimum Size of Lot Area: Three thousand (3,000) square feet
- 2. Minimum Lot Width: Twenty (20) feet.

3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One Hundred (100) percent. Parking structures and surface parking facilities shall be excluded from lot coverage computations.

E. Floor Area Ratio: Maximum 5.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be sixty (60) units within the Neighborhood Sub-District.

2. The minimum number of townhome units shall be forty-two (42) units.

G. Maximum Floor Area Per Building: Twenty thousand (20,000) square feet.

H. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all subdistricts, except for Townhome uses, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane.

9. Dead-end parking aisles are not permitted in surface parking lots.

10. In the case of mixed uses, uses may share parking spaces.

I. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

J. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets, provided public utility providers allow for screening.

2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened by a eight (8) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally remain closed at all times. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

K. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space that opens to the street.

L. Streets and Sight Triangles: Within the Neighborhood Sub-District the following street design standards shall apply. Except as provided herein, no sight triangle shall be required. Adequate sight distance will be provided at all intersections through the use of appropriate traffic control devices. Sight triangles, per the Town of Prosper's requirements, for vehicles exiting the development for both public streets and private driveways shall be provided at intersections with Shawnee Trail.

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

Nothing contained herein shall vary or supersede the public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

M. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape

standards established in the Town of Prosper Zoning Ordinance and the Dallas North Tollway (DNT Guidelines as of the date of adoption of this ordinance or as amended.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:

a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.

b. Landscaped islands shall be located at the terminus of all parking rows, except for onstreet parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.

c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Except for the landscape easement adjacent to the deceleration lane on Shawnee Trail, the landscape easement within the POA Lot adjacent to Shawnee Trail will be a minimum of twenty-five (25) feet.

3. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping identified in (1) above, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by Executive Director of Development and Community Services.

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

4. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.

5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Maximum Building Height:

1. Three (3) stories.

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 25% of the first-floor footprint may exceed the height limits by up to ten (10) 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 ten (10) 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 facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the Public & Emergency Access Easement, measured at six (6) feet above finished grade at the Public & Emergency Access Easement line.

B. Building Materials:

1. Materials such as brick, natural and manufactured stone, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise at least seventy-five (75) percent of each elevation, exclusive of doors and windows.

a. Townhomes shall be constructed of no less than 75% brick masonry, calculated from the aggregate of the front, rear and side elevations.

2. Only primary building materials are allowed on the first floor excluding cementitious panel systems, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine (9) feet high.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

C. Windows:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

2. For buildings which front on streets, and contain residential uses, a minimum of thirty (30) percent of the facade shall be windows.

D. Horizontal articulation: No building wall shall extend for a distance equal to four (4) times the wall's height without having an off-set equal to 25% of the wall's height. The new plane shall then extend for a distance equal to at least 25% of the maximum length of the first plane.

E. Building Entries: Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

F. Above Grade Structured Parking:

1. Where parking garages are within views of streets, openings in parking garages shall not exceed 53% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.

2. 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.

G. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Shawnee Trail; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; and 4) the property owner shall maintain such projection in a safe and non-injurious manner; and 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish 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 twelve (12) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.

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

3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed;

may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.

4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access 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.

5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

Schedule of Permitted Business Establishments for the Dallas North Tollway District: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

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 House of Worship Massage Therapy, Licensed as an Incidental Use Meeting/Banquet/Reception Facility (S) Mobile Food Vendor (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) **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 Townhome Veterinarian Clinic and/or Kennel, Indoor (S) Winery (enclosed operations) Wireless Communications and Support Structures (Cell Tower) (S)

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with the attached Concept Plan (Exhibit D).

Plats and/or site plans submitted for the development shall conform to the data presented and approved on the conceptual development plan. Changes of detail on these final development plan(s) that differ from the conceptual development plan may be authorized by the Town staff, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:

- 1. alter the basic relationship of the proposed development to adjacent property,
- 2. alter the uses permitted,
- 3. increase the density,
- 4. increase the building height,
- 5. increase the coverage of the site,
- 6. reduce the off-street parking ratio,
- 7. reduce the building lines provided at the boundary of the site, or
- 8. significantly alter any open space plans.

If the Town staff determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held by the Planning and Zoning Commission and the Town Council to adequately amend the granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s).

B. A minimum twenty (20) percent of the total area in this planned development shall be provided as open space.

Open spaces may include areas used for facilities such as plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Additionally, detention areas shall contain a constant water level and are landscaped or otherwise treated as an amenity for the development, they may be used to meet the open space requirement.

The open space may not consist of any of the following elements:

- 1. Vehicular parking.
- 2. Required parking lot tree islands.
- 3. Building footprints.
- 4. Utility yards.

The open space may consist of any of the following elements:

5. Landscape easements, setbacks, or any other landscaping as listed in Chapter 2, Section 4 of the zoning ordinance.

- 6. Public plazas.
- 7. Detention/ Retention ponds, when activated with pedestrian access.

C. Design Guidelines: Design Guidelines will be created, and approved by Staff, to govern the following details.

1. Street sections, including sidewalks

2. Public realm standards, including sidewalks, benches, signage, planters, outdoor seating areas, landscape, parking, and lighting.

3. Multifamily characteristics are generally set forth below, and may be applied to other uses as appropriate.

a. Special Provisions: typical floor height ten-twelve feet, air condition corridors, Hospitality-style amenity centers, Resort-style pool, State-of-the-art fitness centers, and hidden trash collection.

b. Architectural Provisions

Facade Composition

For multi-story buildings, the overall composition of the façade should incorporate a three-part hierarchy of base, body, and cap to emphasize verticality and to maintain a balanced façade composition. In addition, the cap of the building should be architecturally distinguished to provide a visual termination to the facade and interest at the skyline.

All buildings must be composed of:

Building Base: The "base" of the building clearly defines the realm of the public space and provides the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian, defining the character and quality of a street or public space. It also houses the uses with the most intensity. The height of the base varies depending on the overall building height. The "base" shall consist of the area of wall immediately along the ground floor level to the "body" of the building. The transition from "base" to "body" may be expressed either horizontally, through a shift in the vertical plane or, vertically through a change in building materials along a level line. The base shall be between 16' minimum and, in buildings of at least four stories, may include up to the floor line of the third floor.

Building Body: The "body" of the building comprises the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts. The "body" shall consist of the area of wall from the "base" to the "cap." The transition from "body" to "cap" may be expressed either horizontally, through a shift in the vertical plane or vertically through a change in building materials along a level line.

Building Cap: The "cap" of the building could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line depending upon the height or number of stories of the building. The "cap" clearly terminates the "body" of the building. The building top is determined by the height of the building and

is not subject to elements of style. The "cap" shall consist of the area of wall from the top floor level to the parapet or the area of wall from the roof line to the top of the parapet wall. Optional Body Setback: The optional body setback is a change in the depth of the vertical plane of the primary facade along the full width of the building at the transition point between the "base" and the "body" of the building. This setback clearly divides the base from the rest of the building and provides the opportunity for an interim cornice line at the top of the base. The depth of the setback varies, but should be noticeable, in order to perceive the change between the two parts.

Building Composition

By subdividing the building mass into a series of well-scaled volumes, and then articulating those volumes with window systems, different materials, and special elements, a rich architectural form can be created. True to its classical roots, this approach to design provides a rational method of creating a wide variety of buildings with individual character, that still create a unified ensemble. The concept of "bay spacing" is critical in helping to maintain an appropriate human scale by breaking up the massing of large buildings as well as in creating a lively and interesting streetscape rhythm.

Traditional downtown streetscapes were often comprised of individual buildings divided into 25 ft. wide parcels facing the primary street. Many buildings were one-lot wide (25'), although later buildings spanned more than one lot. Wider building facades were typically divided into repeated sections, or "bays", ranging from 15 ft. to 30 ft. in width on the ground floor. This pattern of bay spacing echoed, rather than over-whelmed, adjacent buildings that might only be one lot wide. Upper stories often were consistent across two, three or five bays, unifying the building as a whole. Buildings in the Mixed-Use area should reflect these traditional building facades, and should express a façade composition ranging from one bay width to no more than 5 bay widths in length.

Special Conditions

All elevations of buildings that can be seen from either the street or public spaces shall be considered "primary facades" and shall be designed as "fronts." Buildings occupying lots with two frontages, such as on corner lots, shall treat both building walls as "primary facades" with each being equally considered as "fronts." Additional detailing and attention can be applied to these two-fronted scenarios in order to better landmark the corner to enhance the architectural character as well as to improve pedestrian and vehicular way finding.

Scale & Massing

The overall scale and mass of the buildings that make up a neighborhood play a key role in attracting patrons, pedestrians, and activities to a particular area. Buildings provide the perimeter walls for streets and public spaces and should be designed in a manner that is consistent with the nature of the spaces that they define. Buildings should share with their neighbors a sense of harmony that reveals focus on defining high quality, vibrant public spaces. In the mixed-use area, the focus of building design should concentrate on the creation of collective expression - on clearly defined public and outdoor spaces and streetscapes as a cohesive and legible whole - rather than on individual buildings with a strong individual expression.

New construction should give consideration to appropriate form and proportion as reflected in the tradition of vernacular, mixed-use buildings. Buildings should be rectangular, facing the street with the facade aligned with the front property line. Angled or non-rectilinear buildings, unless relating to the street alignment, are inappropriate. The bulky form of the overall mass should be articulated into a series of forms which provide a variety of scale and proportion. The "Base" of a building should maintain a consistent building plane along the building frontage except to provide recessed storefront entrances, a special corner feature, usable open space for out-door dining, or to form a mid-block pedestrian passageway.

Commercial construction on a primarily residential block should be designed to reflect a residential character. A front yard setback for commercial uses at some interface locations is desirable. Creating a height transition by locating taller building portions toward areas with larger scaled buildings and lower portions toward residential areas is preferable. Long, rectangular buildings should be articulated into two or three distinct facade elements, separated either by recesses, changes in materials, structural elements, or sub-divided into individual facades separated by panels. Special architectural treatment and detailing should be located at the corners of the building and at the mid-point of the main building mass.

Doors, Windows, & Openings

The different elements defined by the massing, are further articulated by different door, window and wall systems. These systems will vary by use, but may include the following: a curtainwall, generally used in the recessed elements; a storefront system for commercial applications; a primary wall with square punched openings; a secondary wall system with rectangular punched openings; and a system of columns and lintels placed in front of curtain walls or storefronts for special portions of the buildings. The combination of this articulated massing and the reinforcement of forms with different materials and window patterns result in a lively composition with the capacity to define dynamic urban space.

Doorways are celebrated and made monumental by a series of special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically proportioned rectangles. Grouped or "ganged" windows shall be treated as a single opening, unless they are separated by a minimum 4 inch divider. Windows and doors may meet at building corners, or shall be a mini-mum of twenty-four inches from the building corner. Shading devices over doors and windows are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional rather than simply decorative. All arcade openings (or "voids") shall be vertical in proportion.

Transparency

Design distinction between upper and lower floors shall be maintained by developing the ground level facade as primarily transparent and inviting to the public. For commercial uses, the use of storefront windows, typically consisting of glass set in wood, clad wood, or metal frames creates a highly inviting and transparent street level facade. Retail ground floors shall have between 60% and 80% glazing, as measured from grade to the underside of the slab above. Colored or mirrored glazing and glass block are inappropriate.

Upper floors generally employ a different ratio of solid area versus opening area and are differentiated from the more transparent ground floor by having more solid area than void area and through the use of smaller, vertically oriented windows in a regular pattern. Ground levels use can also be differentiated through a change in transparency. Commercial uses, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various uses for the pedestrian by highlighting the nature of public, semi-public, and private tenants.

Rhythm

Building facades are comprised of a series of patterns, from the number and spacing of bays, the number and spacing of floor levels, the disposition of openings and architectural details, and the arrangement and palette of materials, which create an inherent rhythm. Symmetry, repeated bays with expressed structural elements, and the repetition of windows and doors create the essential rhythm of the facade. This rhythm can be further reinforced by changing materials, patterns, reveals, building setbacks, façade portions or by using design elements such as column or pilasters, which establish a legible vertical and horizontal arrangement of the various building elements comprising the facade.

Vertical Alignment

In vernacular buildings, the expression of the structural system follows traditional construction patterns. As a result, openings are generally stacked above other openings and solid areas in the facade are stacked above structural elements. This vertical alignment, determined primarily by structural requirements, reinforces the "bay" system and helps to clarify the overall building composition. Setbacks, reveals, and projections in the vertical plane of the building facade can also serve to enhance the legibility of this composition.

Horizontal Alignment

As well as following a clear vertical alignment, traditional facades were equally organized horizontally. As previously described, buildings should be divided into three distinct components: the Base, the Body, and the Cap. The height of these various elements should be carefully designed so that there is a general consistency along the entire streetscape. Dramatic changes in building heights will not be allowed. Within each building composition, care should be made to align horizontal elements, including building cornices, sill heights, floor levels, decorative moldings and windows.

Walls

All elevations of buildings that can be seen from public spaces shall be designed as "fronts." Street facades should include elements to maintain pedestrian scale and interest. Architectural details and facade articulation including recesses for outdoor dining areas, display cases, public art integrated with the building design, and additional architectural elements and details help create visual interest. Avoid large featureless facade surfaces by incorporating traditionally sized building components, standard window sizes, standard brick and siding sizes, trim and details. Blank walls and blind facades visible from public streets are prohibited.

Columns & Lintels

The columns and lintels in Clearfork derive from the vocabulary of traditional architecture, but can be abstracted and reinterpreted to incorporate contemporary building techniques. Although they may be purely ornamental, columns and lintels should be designed and detailed in character with the traditional construction patterns of the load bearing buildings of the vernacular architectural styles of central Texas.

Awnings & Canopies

Canopies and awnings shall not be used above the "base" and they shall coordinate with a horizontal element of the storefront. They shall project at least six feet, so as to provide shade and shelter to pedestrians. Canopies and awnings of commercial establishments shall be permitted to encroach over the setback. Canopies and awnings shall extend horizon-tally from the building and shall be supported by rods, cables or brackets. The bottom of the canopy and the awning shall be a minimum of eight feet above the sidewalk.

Canopies of commercial establishments shall be made of wood, metal or glass. Lettering may be applied to the edges of canopies.

Awnings of commercial establishments shall be made of canvas or synthetic material having the appearance of canvas. Awnings shall be triangular in section. Awnings may have side panels, but shall not have a panel enclosing the underside of the awning. Internal structure of awnings shall be galvanized pipe or extruded aluminum framework. Awnings shall not be translucent or internally illuminated. Awnings may have lettering on the valance only.

4. Hotel characteristics are generally set forth below.

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

a. External balconies and walkways shall be set back 200 feet from any residential zoning district.

b. Shall provide management staff on-site 24 hours a day.

c. Shall provide at least four amenities from the list below:

- Indoor/Outdoor Pool
- Spa/Sauna
- Weight Room/Fitness Center
- Playground
- Sports Court
- Game Room
- Jogging Trail

d. Shall provide a full-service restaurant offering three meals a day.

e. Shall provide a minimum total of 20,000 square feet of meeting/event space.

f. No more than five percent of the total number of guest rooms shall have cooking facilities.

g. All room units must be accessed through an internal hallway, lobby, or courtyard.

h. All rooms shall be a minimum of two hundred (200) square feet.

D. All utility lines shall be underground from the building to the property line. Utility lines within the Public & Emergency Access Easement shall be placed underground and relocated to the rear of the site to the maximum extent practicable.

E. Conditional Development Standards, shall be in accordance with the Zoning Ordinance, as it exists, or may be amended, except as follows:

1. Mobile Food Vendors - Mobile food vendors are permitted in this planned development, in accordance with the Conditional Development Standards of the Zoning Ordinance, as is exists or may be amended, except as follows:

a. Mobile food vendors are not required to be located on property where an existing, permanent business operates in a building with a Certificate of Occupancy.

b. Mobile food vendors are not required to be located within fifty feet (50') of an entrance of a primary building that holds the Certificate of Occupancy, however, they shall have access to a public restroom.

c. Mobile food vendors may be located on public property other than public street travel lanes. Order windows shall face outward towards public sidewalk. At no time shall any part of food truck operations use main lanes without a special use permit issued by the Town;

d. Mobile food vendors may be located on private property with the written consent of the owner;

e. Mobile food vendors shall not operate in driveways or fire lanes;

f. Mobile Food vendors cannot remain more than 24 hours and shall return to the approved commissary.

g. Prior to issuance of a permit, an application shall be submitted to the Development Services Department and containing any information required by staff to evaluate the impacts including but limited to location, parking and accessibility.

F. Parking Requirements Based on Use.

In all Sub- Districts, at the time any building or structure is erected or structurally altered, parking spaces shall be provided in accordance with the following requirements. A mixed-use discount of 20% shall be applied to the overall development, except for Townhomes, where shared parking is concerned.

Bank, Savings and Loan, or similar Establishments: One (1) space per three hundred fifty (350) square feet of gross floor area.

Bed and breakfast facility: One (1) space per guest room in addition to the requirements for normal residential use.

Business or professional office (general): One (1) space per three hundred fifty (350) square feet of gross floor area.

College or University: One (1) space per each day student.

Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.

Commercial Amusement: One (1) space per three (3) guests at maximum designed capacity.

Dance Hall, Assembly or Exhibition Hall Without Fixed Seats: One (1) parking space for each two hundred (200) square feet of floor area thereof.

Dwellings, Multifamily: One (1) space for each bedroom in one (1) and two (2) bedroom units, plus one half (1/2) additional space for each additional bedroom.

Farmer's Market, Flea Market: One (1) space for each five hundred (500) square feet of site area.

Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and one-half (1 'A) spaces for each two beds in off campus projects.

Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment

Sales and Service, Clothing or Shoe Repair or Service: Two (2) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).

Health Studio or Club: One (1) parking space per two hundred (200) square feet of exercise area.

Hospital: One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.

Hotel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.

Kindergartens, day schools, and similar child training and care establishments: shall provide one (1) paved off-street loading and unloading space for an automobile on a through -circulardrive for each ten (10) students, or one (1) space per ten (10) students, plus one (1) space per teacher.

Library or Museum: Ten (10) spaces plus one (1) space for every three hundred (300) square feet, over one thousand (1,000) square feet.

Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet.

Medical or Dental Office: One (1) space per three hundred fifty (350) square feet of floor area.

Nursing Home: One (1) space per five (5) beds and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.

Private Club: One (1) parking space for each seventy-five (75) square feet of gross floor area.

Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred and fifty (250) square feet of gross floor area.

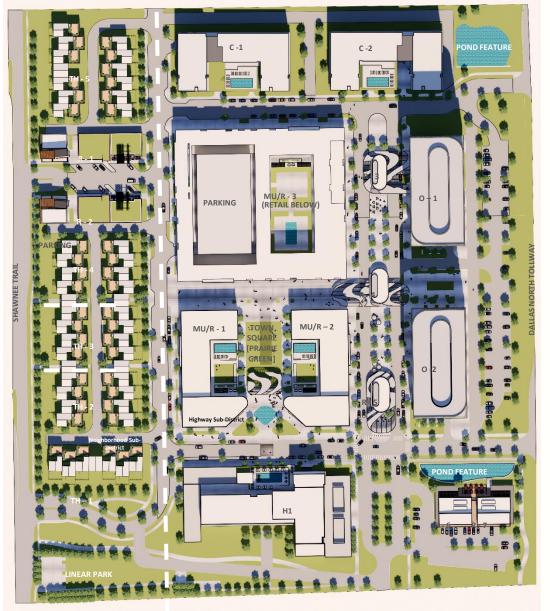
Restaurant, Restaurant with a Private Club, Cafe or Similar Dining Establishment: One (1) parking space for each one seventy-five (75) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1) parking space for each one hundred (100) square feet for stand-alone buildings with a drive-through.

School, Elementary, Secondary, or Middle: One and one half (11Y) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.

School, High School: One and one half (1 'A) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.

Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school): One (1) parking space for each four (4) seats or bench seating spaces.

Townhomes: Minimum of two (2) parking spaces located behind the front building line and two (2) parking spaces enclosed in the main or an accessory building.



01 - PRELIMINARY SITE PLAN



02 - PRELIMINARY GROUND PLANE











1": 100'

EXHIBIT D

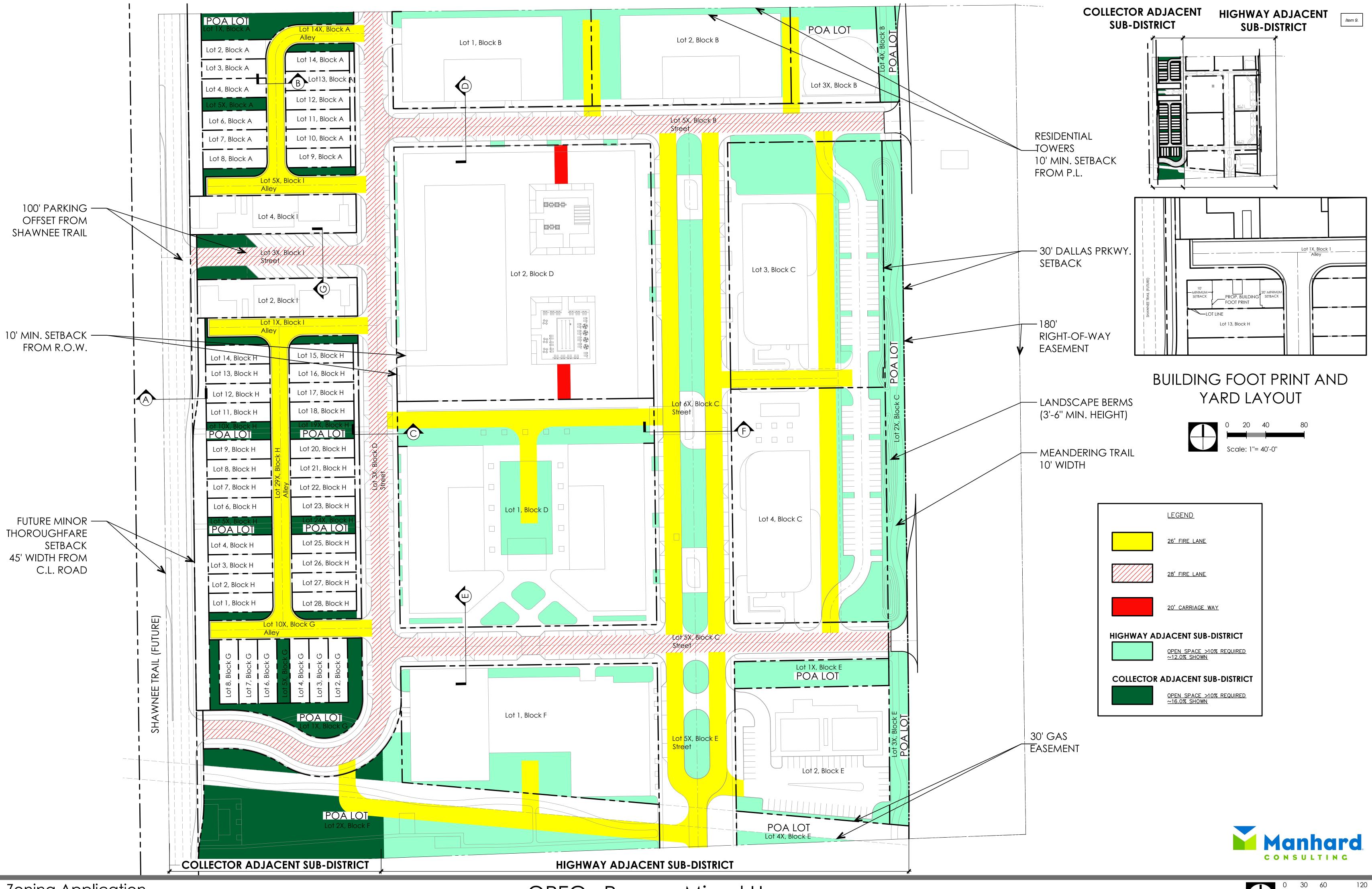
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Town of Prosper Project No: 222-0019

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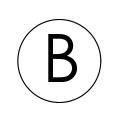


Zoning Application Exhibit - D2



Job No.: LCI 22030 Date: JUNE 16, 2023

Scale: 1"= 60'-0" Page 200



BLDG

Setback

AND UTILITY ASEMENT

6' --

SIDEWALK

FOC

8' PARALLEL

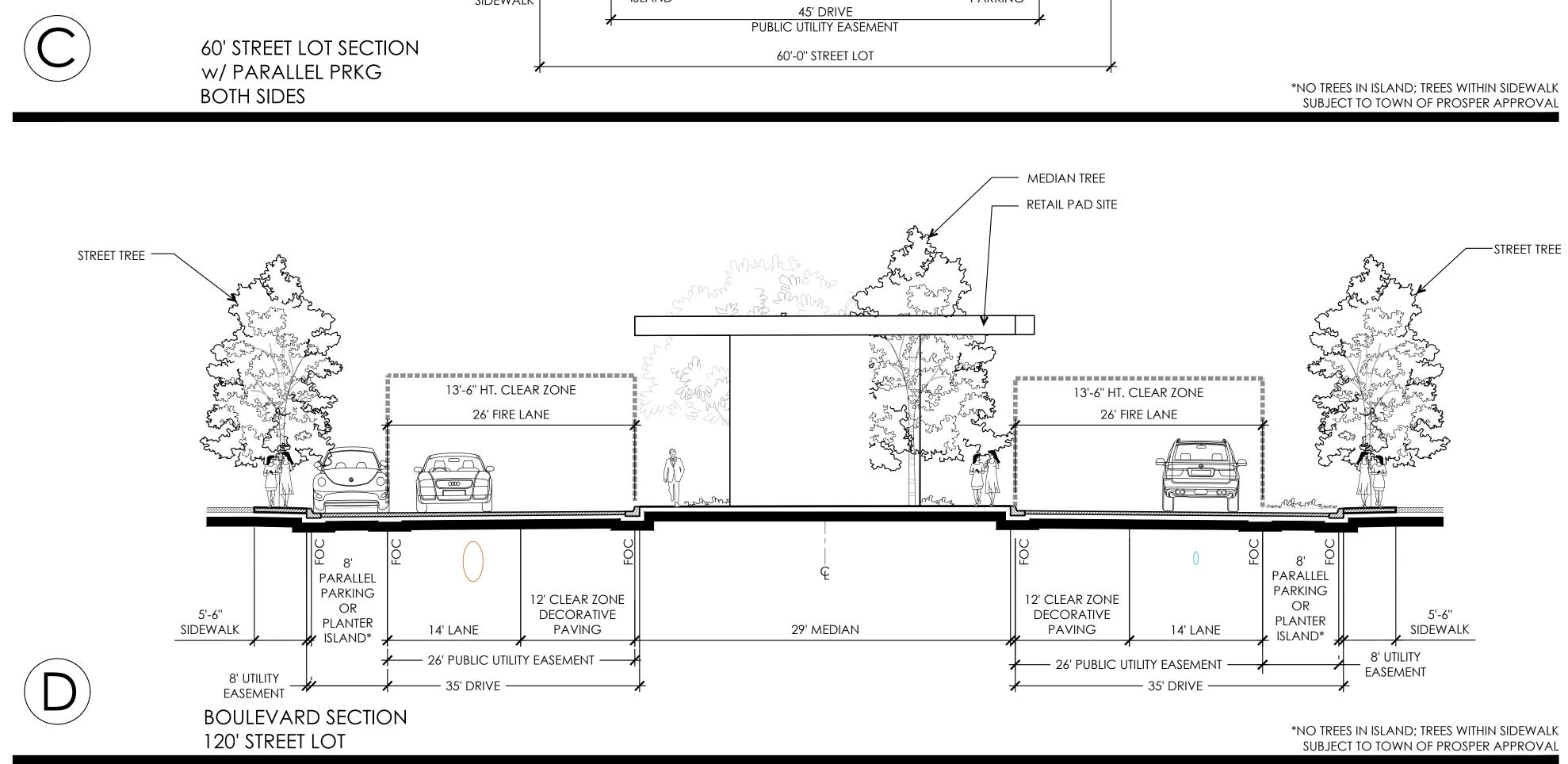
PARKING OR

PLANTER

ISLAND*

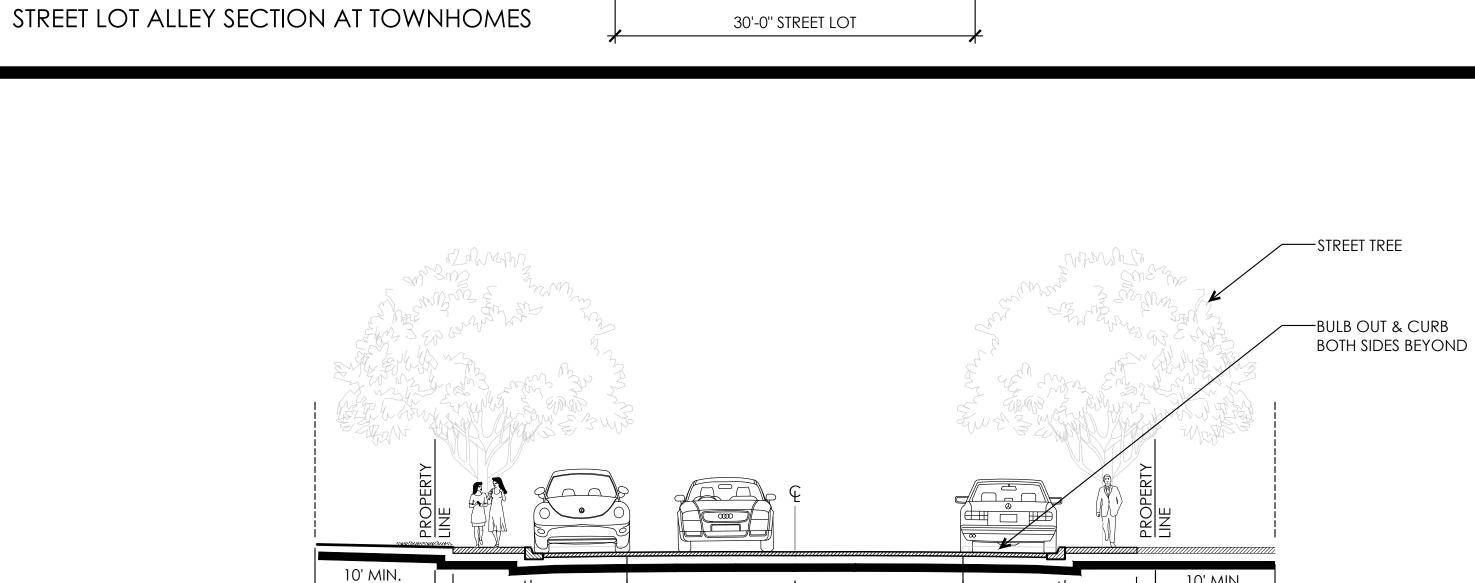
14' LANE





Zoning Application Exhibit D3

OREC - Prosper Mixed Use



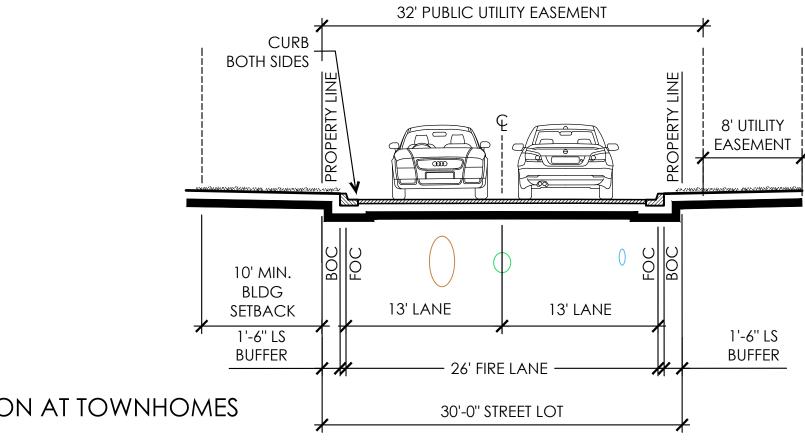
14' LANE

28' FIRE LANE

8'

PARALLEL

PARKING



Job No.: LCI 22030 Date: February 13, 2023 Scale: 1/8"= 1'-0

Manhard

CONSULTING

0 4' 8'

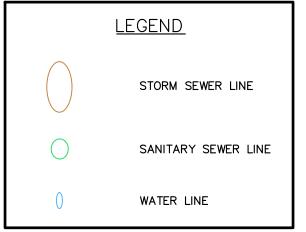
16'

10' MIN.

bldg Setback

AND UTILITY EASEMENT

SIDEWALK

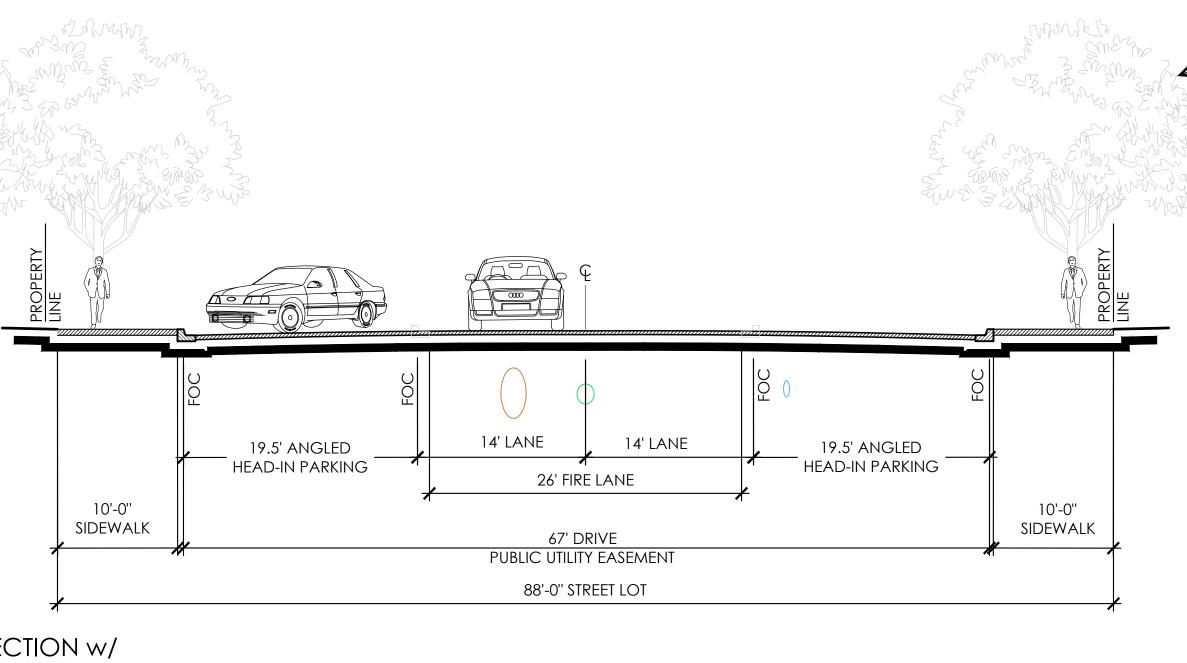






88' STREET LOT SECTION w/ ANGLED PRKG BOTH SIDES





<u>LEGEND</u>

 \bigcirc

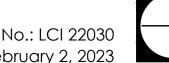
STORM SEWER LINE

SANITARY SEWER LINE

WATER LINE







*TREES WITHIN SIDEWALK SUBJECT TO TOWN OF PROSPER APPROVAL

-STREET TREE



Exhibit E – Development Schedule

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

Zoning Award- July 2023

Civil design (on and off site) - 2024

Civil construction - 2025-2026

Building design - 2024-2026

Building construction - 2026-2030



01 AERIAL – LOOKING SOUTHEAST



04 PERSPECTIVE – OVERALL



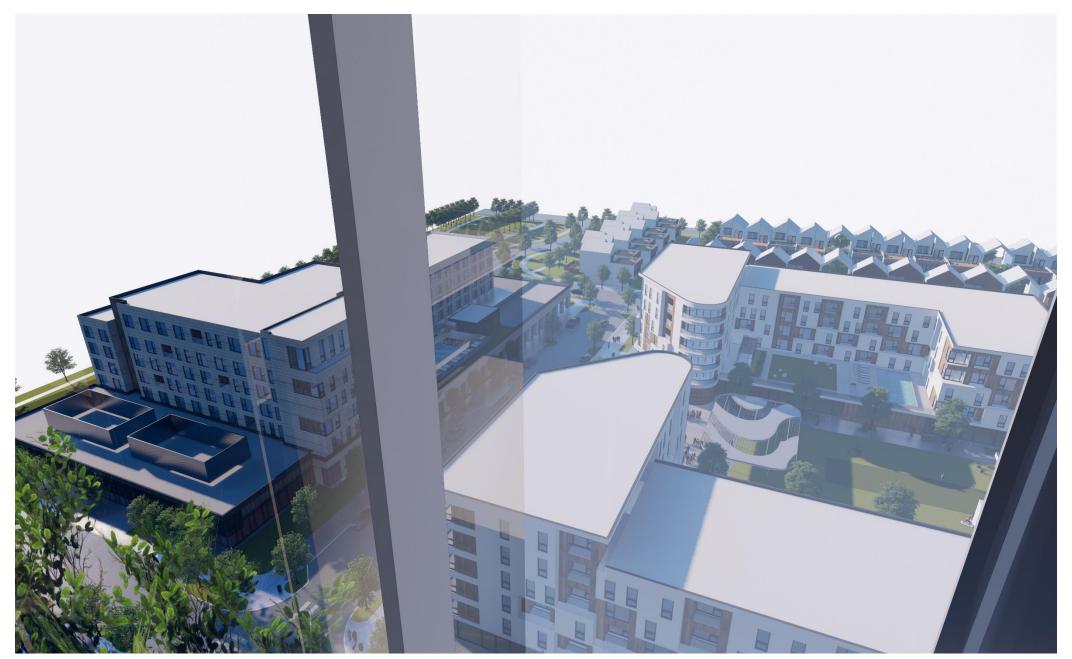








02 AERIAL – LOOKING NORTHWEST



05 PERSPECTIVE – VIEW FROM OFFICE

06 PERSPECTIVE – MAIN INTERSECTION





03 PERSPECTIVE – TOWN SQUARE



EXHIBIT F

2

Item 9.



01 – TOWNHOMES



04 – MIXED – USE RESIDENTIAL











02 – HOTEL



05 – MIXED – USE RESIDENTIAL / TOWN SQUARE







03 – RETAIL SPACE

06 – TOWN SQUARE LOOKING SOUTH

EXHIBIT F

Prosper Mixed-Use Master Plan 1/27/2023

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Item 9.



01 – CONDOS



04 – NW RETAIL SPACE











02 – NW RETAIL LOOKING SOUTH



05 – SE RESTAURANTS





06 – OFFICE TOLLWAY VIEW



03 – OFFICE



Item 9.



PUBLIC MEETING APPEARANCE CARD

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Email form to: micercoprospercy.gos

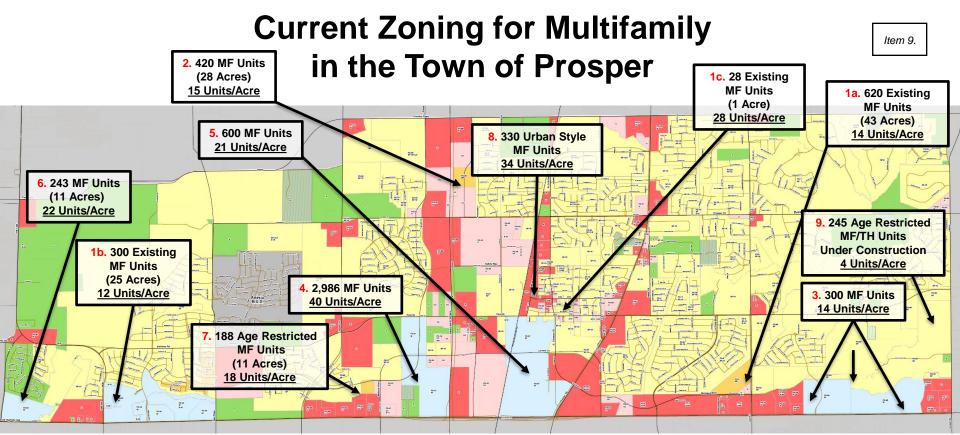
Fax to: 972-346-2009

I stand opposed to agenda item #5 for reasons mentioned by the P&Z staff in the packet provided.

At some point, the town of Prosper will have to decide how many multi-family units is too many, and I feel the current 6,000+ is at a level that is unsustainable, especially at this time. How many more schools will Prosper be able to build and maintain, and at what cost? The proposed 36 units per acre is more than double the current requirement.

I feel there is a need for hotels in Prosper, but the proposed 12-story building is a 50% increase over what is currently allowed by ordinance.

As a community, Prosper must ask what cost/benefit there will be to the town when considering zoning changes like these. If we continue to deviate from the current development and design standards, without considering our vision of a small town feeling, we do so at our own peril.



- 1. 948 existing garden-style multifamily units on 63.8 acres and 312 Townhome units on 65 acres
 - 1a. 620 units in the Orion Prosper and Orion Prosper Lakes complexes on Coit Road
 - 1b. 300 units in Cortland Windsong Ranch, west of Windsong Pkwy, north US 380
 - 1c. 28 units in the Downtown area
- 2. PD-35 permits a maximum of 15 units per acre on 28 acres, this density would allow for 420 multi-family units on the east side of DNT, north of Prosper Trail.
- 3. Brookhollow permits a maximum of 300 multi-family at 14 units per acre within PD-86.
- 4. Planned Development-41 (Prosper West) permits a maximum of 2,986 urban-style units on the west side of DNT, north of US 380. Refer to PD-41 for special conditions.
- 5. Planned Development-67 (Gates of Prosper) permits a maximum of 600 urban-style units within 115 acres on the west side of Preston Road, north of US 380. The multifamily density is 21 units per acre.
- Planned Development-94 (WestSide) permits a maximum of 480 urban-style units within 23 acres on the east side of FM 1385, north of US 380. The construction of multifamily units is dependent on the development of non-residential uses in this PD – refer to PD-94.
- 7. Planned Development-98 (Alders at Prosper) permits a maximum of 188 age-restricted units within 11 acres west of Mahard Parkway, north of US 380 and allows for 18 units per acre.
- 8. Planned Development-106 (Downtown Loft Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street this allows for 34 units per acre.
- 9. Planned Development -107 (Ladera) Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family.

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Project Number	Status	Number of Units
1. Orion, WSR, Downtown	Existing	948 Units
2. (PD-35)	Entitled	420 Units
3. (Brookhollow)	Under Construction	300 Units
4. (Prosper West)	Entitled	2,986 Units
5. (Gates of Prosper)	Under Construction	600 Units
6. (Westside)	Entitled	243 Units
7. (Alders at Prosper)	Under Construction (Senior Living)	188 Units
8. (Downtown Lofts Apt)	Under Construction	330 Units
9. (Ladera)	Under Construction (Senior Living)	245 Units

	Total Number of Units	Senior Living Under Construction	Existing MF	Entitled MF	Under Construction MF
Number of Units	6,260 Units	433 Units	948 Units	3,649 Units	1,230 Units

	Tollway District	Downtown	US 380 District	Other Districts	
Number of Units	3,406 Units	358 Units	2,251 Units	245 Units	Updated 6/16

Land Use Concepts

Mixed-Use

Mixed-use refers to a development style that combines a mix of land uses within one defined zoning district. For example, residential, retail, restaurants, office and public uses may be allowed in the same building, same lot, same tract, block or zoning district. Benefits of mixed-use development include:

- Flexibility of building spaces over time;
- Long term viability of commercial districts;
- Providing higher quality high density residences;
- Inclusion of public facilities;
- Reduction in the frequency of vehicular trips; and

• Minimizing land consumption. Mixed-use developments are defined by their design—building orientation, roadway configuration and amenities such as shade trees, benches and lighting create a safe environment that is conducive for walking. Intentional integration of diverse land uses within one localized area creates a lifestyle option where a person can perform many of their daily needs and recreational desires within a short distance of home. Such environments are particularly attractive to young professionals, young couples and empty nesters.

Mixed-uses are typically either horizontal or vertical in nature. Horizontal mixed-uses involve retail, office and residential all located within one defined area, but within separate buildings. Vertical mixed-use developments would include any combination of retail, office and residential within the same building. A common example of vertical mixed-use is residential lofts and apartments above streetlevel retail and office space.





General Guidelines

- **Reduced Setbacks:** bring building facades closer to the street.
- Central Gathering Space or Focal Point: Create an identity through public space.
- Pedestrian Orientation: Facilitate the pedestrian experience through quality urban design. Ensure access and connectivity to adjacent neighborhoods.
- Architecture: moldings, spires, canopies, balconies and building locations all create a sense of identity and contribute to the experience.
- Strategic Parking: utilize shared parking, on-street parking, parking behind buildings and structured parking.
- Connectivity: mixed use areas should be tied in to adjacent residential development.

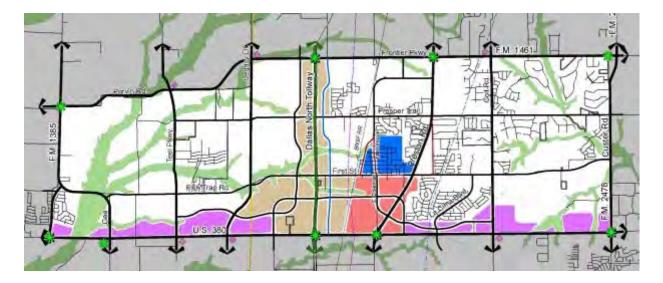
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What does mixed-use development look like in Prosper? We asked the community in a public Visual Character Survey. The highest rated mixed-use pictures are shown below.



Past planning efforts, including the Town's previous comprehensive plan, have indicated that the most opportunistic location for a Town Center, a large mixed-use district, would be the area roughly bounded by First Street to the north, Highway 380 to the south, BNSF Railroad to the west and Preston Road to the east. This area is currently identified as a planned development by the Town's zoning ordinance.

Within Prosper, mixed-use areas may be appropriate along the Dallas North Tollway, Highway 380, Town Center and Old Town districts, as shown below.





Comprehensive Plan

Horizontal and Vertical Mixed-Use Development

Mixed-use developments that include a range of land uses incorporated within the same building, but typically at different levels, are referred to as vertical mixed-use developments. Common examples of vertical integration include apartments and lofts over ground level retail and office uses. Examples of vertical mixed-use developments are Shops at Legacy in Plano, Watters Creek in Allen and the West Village/State-Thomas areas of Dallas. Vertical mixed-use development was preferred by Prosper residents.

Horizontal mixed-use development is representative of a mixture of uses within close proximity to each other, but not necessarily within the same building. Horizontal mixed-use developments typically include residential uses along the periphery of the larger development area, separate from a more intense retail and office core. An example of horizontal mixeduse development is Southlake Town Center. The central area of the Town Center includes retail and office uses with residential townhomes located on the periphery of the development, primarily on the east side.

Two factors considered when determining whether vertical or horizontal integration should be utilized are land availability and land value. In more intense areas of development, land values are typically higher and land availability may be significantly less. In such locations, vertical integration, and higher densities (up to 5 stories), would be most appropriate. In Prosper, vertical integration of mixed uses will likely occur within the Dallas North Tollway and Town Center districts. Horizontal mixed-use integration typically occurs where land availability and value can accommodate an overall lower density. Here, 1-3 story retail and office may be surrounded by townhomes, patio homes, multi-unit homes and other less intense uses. In Prosper, horizontal mixed uses will likely occur within the Highway 380 and Town Center districts.

Vertical Mixed-Use

- Characteristics
 - o Multiple uses within the same building
 - o Live-above lofts and apartments
 - o More urban in nature
 - 4-5 story height for buildings with residential uses located above the first floor
 - Structured Parking
- Considerations
 - o Consume less land
 - Land value (density to maximize value)
 - Higher density (typically more urban)

Vertical Mixed-Use Horizontal Mixed-Use

- Characteristics
 - Multiple uses within a planned areas, but not necessarily within the same building
 - o 1-3 story heights/lower density nature
 - Areas of apartments, townhomes, brown stones, patio homes and multiunit homes around the periphery, buffering low-density neighborhoods.
 - Structured parking or rear parking/rear entry garages
- Considerations
 - \circ Consume more land
 - With buffering, may be located near residential areas along HWY 380

Horizontal Mixed-Use

Land Use Types

Residential Low Density

This land use is indicative of large-lot singlefamily homes. Typically speaking, lot sizes within any low density development will range between 15,000 square feet and 1+ acre in size. While a variety of lot sizes may be used, the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel that was intensely expressed by Prosper's residents. Most low density residential areas will be located in Northwest and Northeast Prosper.



Residential Medium Density

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.

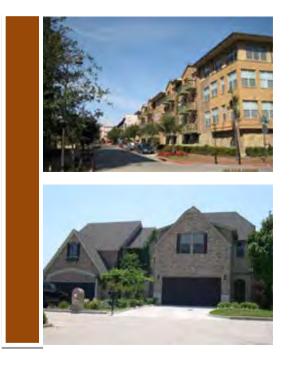




Town of Prosper, TX

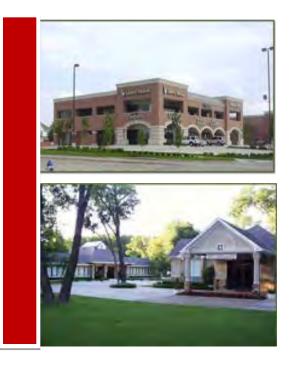
Residential High Density

High density residential represents the most intense residential land uses permitted in Prosper. High density single family uses will consist of developments greater than 2.5 dwelling units per acre and lot sizes smaller than 10,000 square feet. Within Prosper, the high-density residential district is reflective of the Artesia development, where single family residential lot sizes and dwelling units per acre will be substantially higher than the rest of the community. High density residential may be located within the Dallas North Tollway, Highway 380, Town Center and Old Town Districts. In such areas, high density residential may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes.



Retail and Neighborhood Services

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper's tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.





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Dallas North Tollway District

The Dallas North Tollway district will consist of the most intense land uses within Prosper. A diverse mixture of office, retail and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a "campus feel"—they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this district. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented in a way that minimizes visibility from the Tollway.



Highway 380 District

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.





Town of Prosper, TX

Comprehensive Plan

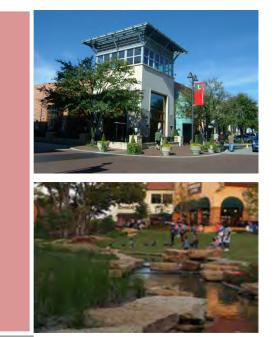
COMMUNITY CHARACTER

Town Center District

The Town Center district is a continuation of the area defined by previous planning efforts as a future location for a large scale mixed-use development. The Town Center would include a mixture of land uses but development will be less intense than that located along Highway 380 and the Dallas North Tollway. Retail, small scale office, and residential uses would be included within this district, but the primary intent should be focused on dining and shopping. Public space should be a major component of this area, creating space for families and residents of Prosper to meet and socialize. Open space located within the Town Center could be used for community events, festivals and school events. Urban design should accommodate the pedestrian while providing automobile access and discreet parking. Residential uses may include mixeduse lofts/apartments, patio homes, townhomes and brownstones. Areas of single family residential may also be permitted, particularly on the northern side where the development abuts the Old Town district.

Old Town District

The Old Town district is the heart of Prosper. This historic area of the community is intended to include a variety of boutique type land uses, ranging from unique and local retail establishments, restaurants and offices. Many of the historic homes within the Old Town district, particularly areas along First Street and Broadway, may gradually convert to boutique office and retail establishments. The most opportunistic possibility for a transit stop, if desired by future residents, would be within the Old Town district, which could facilitate redevelopment of the downtown area. If this occurs, high density residential options, such as live-above lofts/apartments, may be considered. The historic past of the community should be preserved. The community's beginnings as a farm community in rural Collin County are part of what defines Prosper, and these attributes should be preserved as new infill development occurs.







Town of Prosper

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COMMUNITY CHARACTER

Business Park

A Business Park district, located to the west of the BNSF Railroad between Prosper Trial and First Street, will include a variety of potential land uses including light industrial, commercial warehousing, office storage and commercial uses with outside storage. While outside storage will likely occur and be necessary within this district, significant effort should be placed on the visual integrity of the district, particularly when located in higher visibility areas. When such uses abut roadways, larger landscape setbacks, such as 40 feet setbacks, that include berms and evergreen shrubs/trees should be used to protect the visual integrity of roadways and the public view. All outside storage should also be screened from public view and from adjacent properties. The location of the BNSF railroad and close proximity to the Dallas North Tollway provide the Business Park with significant accessibility. Uses located along First Street, Prosper Trail and other perimeter areas should incorporate a higher degree of landscaping and architectural design in order to protect the visual integrity of Prosper's roadways.





Town of Prosper, TX

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Dal	las North Tollway Design Guidelines.	New Planned Development
	Dallas North Tollway Design Guidelines	
Subdistrict Location	Frantiar Dataway Cataway Naiphbarbard Carviace and Datail U.S. 200 Cataway	Frantiar Darkway Cataway
	Frontier Parkway Gateway, Neighborhood Services and Retail, U.S 380 Gateway Business Establishments	Frontier Parkway Gateway
Permitted Business Establishments	Dusiness Establishments	
	All the uses being proposed conform to the DNTDG recommendations. 51 total uses	The Planned Development allows all of the permitted business establishments with the exception of Hotel Limited Service, Hotel Extended Stay, Restaurant with Drive Through, and Vet Clinic.
Business Establishments Pursuant to t	ne lown's vision	
	Does the rezoning include the business establishments as envision by Town Council? 7 total uses • Museum/Art gallery • Theatre • Commercial amusement-Indoor • Civic/Convention Center • HoteI-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.	The Planned Development allows majority of the uses.
Discouraged Business Establishments		
	Does the rezoning include the discourage business establishments that are not consistent with the Town Vision? 71 total uses	The Planned Development prohibits all discourage business establishments
Grocery Stores with Gas Pumps		Not Applicable
	There shall be a minimum of a 15 ft landscape buffer to screen the pumps from the street edge	Not Applicable
	The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.	Not Applicable
	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.	Not Applicable Not Applicable
	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.	Not Applicable
Restaurant, Drive-Thru Service	1	Not Applicable
	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 Planned Development development plan. If a development plan is under 5 acres, one drive-thru shall be bernitted.	Not Applicable
Multi-family Developments	lpennited.	
	The Town Council may permit a multi-family housing as part of a holistic development that includes 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 F. "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.	The Planned Development is creating an enviroment with a combination of businesses designed to create a live, work and play environment.
	Tollway Subdistrict Requirements	
US. 380 Gateway	Tonnay outwistnet Requirements	Not Applicable
	On the Dallas North Tollway and U.S. 380, the minimum front yard is fifty (50) feet and shall include a thirty (30) foot landscape buffer.	Not Applicable
	No parking or drive aisles may occur in the landscape buffer.	Not Applicable
	A maximum of two rows of parking in the front of the building.	Not Applicable
	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.	Not Applicable
Recomendations		Not Applicable
	Does the recommendations conform the DNTDG for Gateway?	Not Applicable
	The gateways should be clearly identifiable to vehicular and pedestrian travelers.	Not Applicable
Exercise Devices Octoor	Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity	Not Applicable
Frontier Parkway Gateway	On the Dallas North Tollway and Frontier Parkway, the minimum front yard is fifty (50) feet and shall include a thirty (30) foot landscape buffer.	The Planned Development conformswith DNTDG
		The Planned Development
	No parking or drive aisles may occur in the landscape buffer.	conformswith DNTDG

	A maximum of two rows of parking in the front of the building.	The Planned Development conformswith DNTDG
	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) ft in height.	The Planned Development requires a minimum of four stories for office, multifamily, and hotel uses. The Planned Development allows retail use to be one story, however the height is allowed due to it being a use described in Section E, Permitted Use.
Neighborhood Services and Retail		Not Applicable
	On the Dallas North Tollway, the minimum front yard setback shall be thirty (30) feet. Landscape buffer requirements shall be in accordance with Section M-Landscaping of these guidelines.	Not Applicable
	No parking or drive aisles may occur in the landscape buffer.	Not Applicable
	A maximum of one row of parking in the front of the building	Not Applicable
	Minimum building height shall be one (1) story.	Not Applicable
	On the east side of the sub-district (east side of the Tollway), the maximum building height shall be two (2) stories from the southerly boundary of Planned Development 69 in the north down to Prosper Trail in the south. 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 F, "Business Establishments Pursuant to the Town's Vision." On the west side of the sub-district (west side of the Tollway from Prosper Trail to W. First Street), 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 F, "Business	Not Applicable
	Establishments Pursuant to the Town's Vision."	Not Applicable
Site Design and Building Placement	Does the zoning conform to the DNTDG site design and building placement for Gateway?	Planned Development conforms to Site Design and Building Placement.
Parking Design Standards		
	Does the zoning conform to the the parking design standards within the DNTDG for the Gateway?	Planned Development conforms to Parking Design Standards.
Residential Neighborhoods		
Ruilding Design	Does the zoning consider compatibility standards from the DNTDG?	providing a less intense Sub- district to act as a buffer adjacent to Shawnee Trail. The Planned Development does conform with majority of the Residential Neighborhood standards, except the Planned Development has requested the maximum height of 45' feel compared to the suggested 40 feet. The Planned Developmen does provide additional setback to mitigate the height difference.
Building Design		Blanned Development
	Does the zoning encourage building design from the DNTDG?	Planned Development conforms to majority of the building design standards with the exception that the Planned Development shall have windows of a minimum of 30% of the facade compared to the suggested 60%.
Service Equipment Areas		
	Does the zoning incorporate standards regarding service equipment areas from the DNTDG?	Planned Development conforms to the Service Equipment Areas.
Pedestrian Connectivity and Amenities		
	Does the zoning incorporate standards regarding pedestrian connectivity and amenities from the DNTDG?	Planned Development conforms to the Pedestrian Connectivity and Amenties
Public Parks and Open Spaces		
	Does the zoning incorporate standards regarding public parks and open space from the DNTDG?	Planned Development conforms to Public Parks and Open Spaces
Signage		Signage will be a separate process and will incoporate sign requirements.
	Does the zoning conform to the signage requirements?	olgh rodullomonto.
Properties along Dallas North Tollway, F	Landscaping Standards	

	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	Planned Development conforms
	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.	Planned Development conforms
	The trees may be planted in groups with appropriate spacing for species.	Planned Development conforms
	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).	Planned Development conforms
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	Planned Development conforms
Properties adjacent to a minor thoroug	hfare as defined by the Town of Prosper Thoroughfare and Circulation Design Standard	
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	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.	Planned Development conforms
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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.	Not Applicable

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	may be placed in planters.	Not Applicable

PLANNED DEVELOPMENT NO. 119

EXHIBIT B—Planned Development Purpose and Intent:

This planned development is intended to provide for and encourage development that contains a compatible mix of residential, office, and commercial uses within close proximity to each other, rather than separating uses.

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.

Additionally, the standards are intended to promote an efficient pedestrian-access network that connects the nonresidential and residential uses. 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;

- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes.
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns.
- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.
- Ensuring large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.

In order to implement this vision, the standards affecting development are intended to be consistent with the overall goal. To accomplish this goal, the area has been subdivided into a series of sub-districts with development restrictions that will be necessary to achieve their collective individuality.

The purpose of sub-district requirements is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.

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Item 9.

EXHIBIT C—Sub-District Regulations:

Development Plans

Concept Plan:

- A. The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D2, D3, and D4.
- **B.** Triggers
 - a. Neighborhood Sub-District:
 - i. Development shall be phased such that all of the townhomes will have certificates of occupancy prior to commencing work within the Highway Sub-District.
 - ii. Development shall be phased such that at minimum one (1) retail building, as identified on Exhibit D.2 as either Lot 4 or Lot 2 Block 1, shall have completed slab construction prior to commencing work within the Highway Sub-District.
 - b. Highway Sub-District:
 - i. Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- C. Where conflicts may arise between Exhibit C and Exhibit D, Exhibit C shall govern.

Elevations:

A. The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

Administrative:

A. The property owner's association (POA) shall be approved by town staff.

HIGHWAY SUB-DISTRICT

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EXHIBIT C—Sub-district Regulations:

HIGHWAY SUB-DISTRICT

4

Purpose & Intent

The purpose of the Highway Sub-District is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

The Highway Sub-District is to be an area with a mixture of intense uses. Buildings are close to and oriented toward the street. There is a connected street pattern, shared parking, and pedestrian amenities.

Site Criteria

A. Size of Yards:

1. Minimum Front Yard

a. On Dallas North Tollway: Thirty (30 Fifty (50) feet.

- b. On all other streets: Ten (10) feet.
- 2. Minimum Side Yard: Zero (0) feet.
- 3. Minimum Rear Yard: Zero (0) feet.

B. Build-to-Line: On 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 facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.

2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

C. Size of Lots:

1. Minimum Size of Lot Area: Twenty Thousand (20,000) square feet

- 2. Minimum Lot Width: Fifty (3050) feet.
- 3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One hundred (100) percent, subject to Detention and Open Space.

E. Floor Area Ratio: Maximum 10.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be 33 units/net acre, as calculated based on For the acreage purposes of the Highway this Sub-District., Apartment and Condominiums are considered Multifamily and shall be defined as follows:

- a. Apartments- a predominantly residential building in which each unit is leased by the owner to an individual entity.
- b. Condominiums- a predominantly residential building in which each unit is owned by an individual entity.

2. A<u>The maximum density allowed shall be no more than seven hundred and thirty (730) units</u> within the Highway Sub-District. Studio, One, Two, and Three Bedroom units shall be a minimum of 15% of the650 square feet.

a. Apartments shall be no more than five hundred (500) units.

i. There shall be at least 65% Studios and One-Bedroom units.

ii. There shall be no more than 35% Two and Three-Bedroom units.

b. Condominiums shall be no more than two hundred thirty (230) units.

i. There shall be at least 60% Studios and One-Bedroom units.

ii. There shall be no more than 40% Two and Three-Bedroom units.

3. Where first-floor square footage of all buildings containing residential units the Highway Subdistrict shall be used for non-residential uses, the following provisions for retail use shall apply.

Retail, for the sake of this subsection shall include 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.

a. Office: minimum 25% retail use.

b. Residential

i. Apartments: minimum 50% retail use.

ii. Condominiums: minimum 0% retail use.

c. Hotel: minimum 25% retail use.

 Apartment buildings shall have a setback of Two Hundred Fifty (250) feet from the Dallas North Tollway (DNT).

G. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all subdistricts, <u>except for Townhome uses</u>, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted as depicted in exhibit D street sections.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane nor public roads.

11. Dead-end parking aisles are not permitted in surface parking lots.

12. In the case of mixed uses, parking spaces may be shared.

13. For all residential uses, a minimum of eighty percent (80%) of parking shall be contained in a structured parking garage.

H. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

 Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

I. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets to the extent that screening is allowed by utility providers.

2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened, at minimum, by a six (feight (8) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally always remain closed. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

J. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

K. Streets and Sight Triangles:

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

2. Root barriers shall be installed where street trees are planted within 5 feet of pavement within Public & Emergency Access Easement.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

L. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance and the Dallas North Tollway (DNT Guidelines as of the date of adoption of this ordinance or as amended.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:

a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.

b. Landscaped islands shall be located at the terminus of all parking rows, except for onstreet parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island. Formatted: Font: +Body (Calibri)

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c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping, shall be placed a minimum of two and onehalf (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by the Executive Director of Development and Community ServicesAssistant Town manager or their designee.

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

3. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.

5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Tri-partite Architecture: All multi-story, mixed use buildings shall be designed and constructed in tri-partite architecture (having a distinct base, middle, and top) or an alternative, scale appropriate architectural treatment.

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B. Maximum-Building Height: Twelve (12) stories.

<u>1. Maximum Building Height: Twelve (12) stories.</u>

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a. 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 23% of the first-floor
footprint may exceed the height limits by up to twenty (20) feet.

2b. 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 facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-ofway, measured at six (6) feet above finish grade at the Public & Emergency Access Easement line.

2. Minimum Building Height by use type:

a. Office: four (4) story.

b. Multifamily

i. Apartments: four (4) story.

ii. Condominiums: four (4) story.

c. Hotel: four (4) story

d. Retail: one (1) story.

C. Building Materials:

1. Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least seventy-five percent (75%) of each floor, exclusive of doors and windowselevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

a. Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

2. Only primary building materials are allowed on the first floor with the exception of cementitious panels₇₂. For purposes of this section, the first floor shall be at least nine (9) feet high and, at minimum, 90% shall be constructed of masonry cladding.

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3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

D. Window Areas:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

E. 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.

F. 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.

G. 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 facade. Design articulation should employ changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

H. Above Grade Structured Parking:

1. Where parking garages are within views of public streets, openings in parking garages shall not exceed 55% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.

2. It is the intent of this provision that the facades of surrounding buildings and the facades of any parking structures within view of public streets shall be visually similar, with construction materials being compatible.

3.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.

I. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Dallas North Tollway; 2) such projections do not extend over the traveled portion of a roadway; 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 finish 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 Public & Emergency Access Easement.

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

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

4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access 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.

5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

ListSchedule of Permitted UsesBusiness Establishments for the Dallas North Tollway District: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

Accessory Building Administrative, Medical, Insurance or Professional Office Formatted: Normal, Line spacing: single, No bullets or numbering Antenna and/or Antenna Support Structure, Commercial Antenna and/or Antenna Support Structure, Non-Commercial Antique Shop and Used Furniture Formatted: Normal, Line spacing: single, No bullets or numbering Artisan's Workshop --Assisted Care or Living Facility Auto Parts Sales, Inside Automobile Paid Parking Lot/Garage Formatted: Normal, Line spacing: single, No bullets or numbering Automobile Parking Lot/Garage Bank, Savings and Loan, or Credit Union (with or without drive through) Beauty Salon/Barber Shop as an Incidental Use Bed and Breakfast Inn Beer & Wine Package Sales **Big Box (S)** Building Material and Hardware Sales, MinorMajor (S) Formatted: Normal, Line spacing: single, No bullets or numbering **Business Service** Caretaker's/Guard's Residence Catering Business Child Care Center, Incidental (Care of Children of Employees in the Building) Civic/Convention Center Formatted: Normal, Line spacing: single, No bullets or numbering College, University, Trade, or Private Boarding School Commercial Amusement, Indoor (S) Community Center

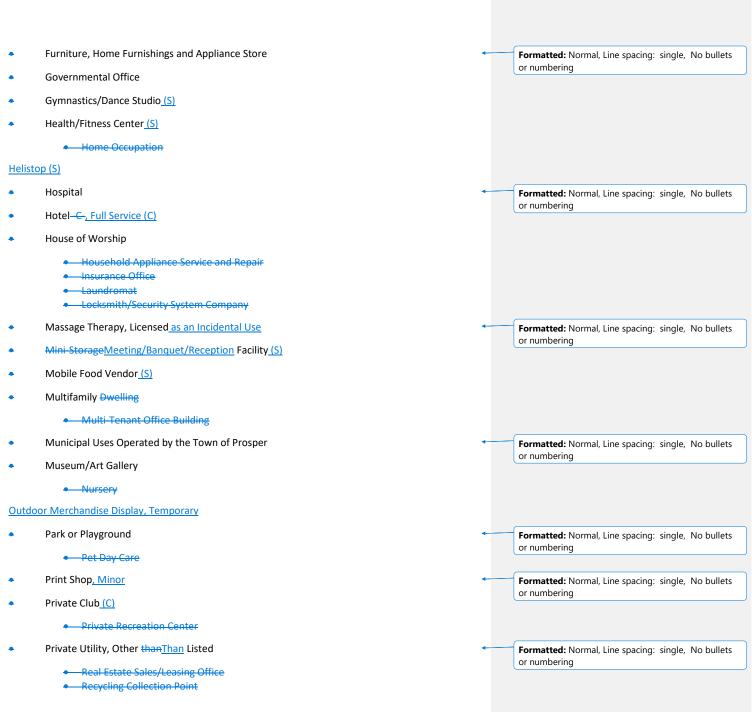
Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority

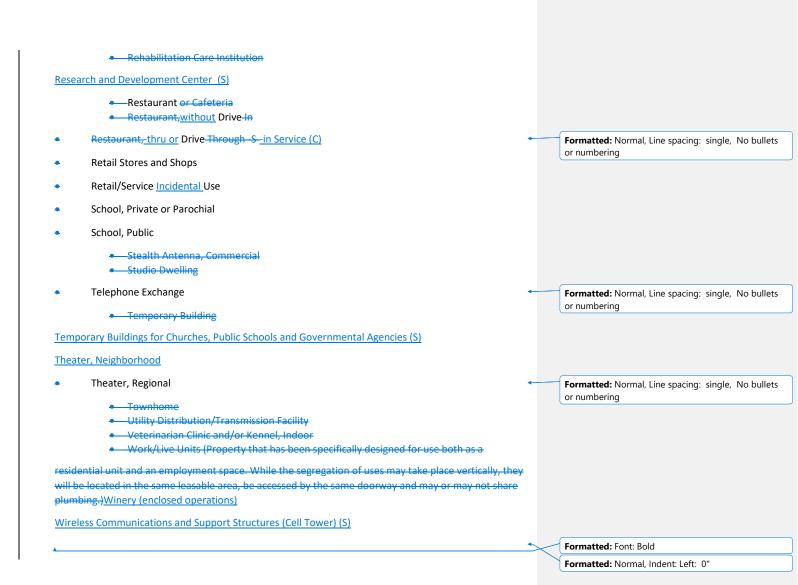
Convenience Store with or without Gas Pumps

-Dance Hall

Farm, Ranch, Stable, Garden, or Orchard

Day Care Center, Child Day Care Center Dry Cleaning Farmer's Market





NEIGHBORHOOD SUB-DISTRICT

NEIGHBORHOOD SUB-DISTRICT

Purpose & Intent

The purpose of the Neighborhood Sub-District is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space.

Site Criteria

A. Size of Yards:

1. Townhomes (lots shall be fee-simple)

i. Minimum Front Yard: Ten (10) feet.

ii. Minimum Side Yard: Zero (0) feet.

iii. Minimum Rear Yard: Twenty (20) feet.

iv. Maximum Building Height: Thirty-Five (35) feet (as measured from the finish floor to the top plate), or three (3) stories.

v. Minimum Dwelling Area: One Thousand (1,000) square feet_

vi. Minimum Building Separation: Twenty (20) feet.

vii. Maximum Units Per Building: six (6) units

2. Commercial

i. Minimum Front Yard: Ten (10) feet.

ii. Minimum Side Yard: Five (5) feet.

iii. Minimum Rear Yard: Five (5) feet.

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

B. Build-to-Line: On 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 facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.

2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

3. Residential lots may front on public or private open space or a property owner's association lot.

C. Size of Lots:

1. Minimum Size of Lot Area: Three thousand (3,000) square feet

2. Minimum Lot Width: Twenty (20) feet.

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3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One Hundred (100) percent. Parking structures and surface parking facilities shall be excluded from lot coverage computations.

E. Floor Area Ratio: Maximum 5.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be <u>10sixty (60)</u> units/net acre, as calculated based on the acreage of within the Neighborhood Sub-District.

2. The minimum number of townhome units shall be forty-two (42) units.

G. Maximum Floor Area Per Building: Twenty thousand (20,000) square feet.

H. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all subdistricts, <u>except for Townhome uses</u>, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane.

<u>119</u>. Dead-end parking aisles are not permitted in surface parking lots.

<u>1210</u>. In the case of mixed uses, uses may share parking spaces.

I. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

 Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

J. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets, provided public utility providers allow for screening.

2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened by a six (6eight (8) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally remain closed at all times. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

K. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

L. Streets and Sight Triangles: Within the Neighborhood Sub-District the following street design standards shall apply. Except as provided herein, no sight triangle shall be required. Adequate sight distance will be provided at all intersections through the use of appropriate traffic control devices. Sight triangles, per the Town of Prosper's requirements, for vehicles exiting the development for both public streets and private driveways shall be provided at intersections with Shawnee Trail.

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

Nothing contained herein shall vary or supersede <u>the</u> public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

M. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning

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Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance- and the Dallas North Tollway (DNT Guidelines as of the date of adoption of this ordinance or as amended.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:

a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.

b. Landscaped islands shall be located at the terminus of all parking rows, except for onstreet parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.

c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

 Except for the landscape easement adjacent to the deceleration lane on Shawnee Trail, the landscape easement within the POA Lot adjacent to Shawnee Trail will be a minimum of twentyfive (25) feet.

23. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping identified in (1) above, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by Executive Director of Development and Community Services.

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

34. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.

5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Maximum Building Height:

1. Three (3) stories.

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 25% of the first-floor footprint may exceed the height limits by up to ten (10) 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 ten (10) 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 facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the Public & Emergency Access Easement, measured at six (6) feet above finished grade at the Public & Emergency Access Easement line.

B. Building Materials:

1. Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise asat least seventy-five (75) percent of each floorelevation, exclusive of doors and windows.

a. Townhomes shall be constructed of no less than 6075% brick masonry, calculated from the aggregate of the front, rear and side elevations.

2. Only primary building materials are allowed on the first floor excluding cementitious panel systems, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine (9) feet high.

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3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

C. Windows:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

2. For buildings which front on streets, and contain residential uses, a minimum of thirty (30) percent of the facade shall be windows.

D. Horizontal articulation: No building wall shall extend for a distance equal to four (4) times the wall's height without having an off-set equal to 25% of the wall's height. The new plane shall then extend for a distance equal to at least 25% of the maximum length of the first plane.

E. Building Entries: Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

F. Above Grade Structured Parking:

1. Where parking garages are within views of streets, openings in parking garages shall not exceed 53% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.

2. 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.

G. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Shawnee Trail; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; and 4) the property owner shall maintain such projection in a safe and non-injurious manner; and 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish 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 twelve (12) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.

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

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

4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access 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.

5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

ListSchedule of Permitted UsesBusiness Establishments for the Dallas North Tollway District: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

Accessory Building

- Administrative, Medical, <u>Insurance</u> or Professional Office
 - Antenna and/or Antenna Support Structure, Commercial
 - Antenna and/or Antenna Support Structure, Non-Commercial
 - Assisted Care or Living Facility

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

Caretaker's/Guard's Residence

Catering Business

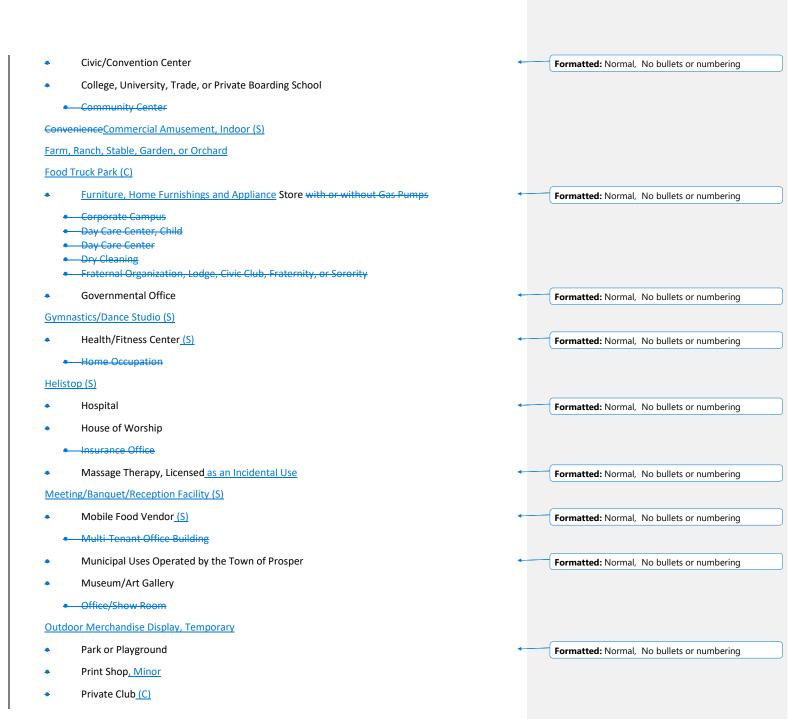
Child Care Center, Incidental (Care of Children of Employees in the Building)

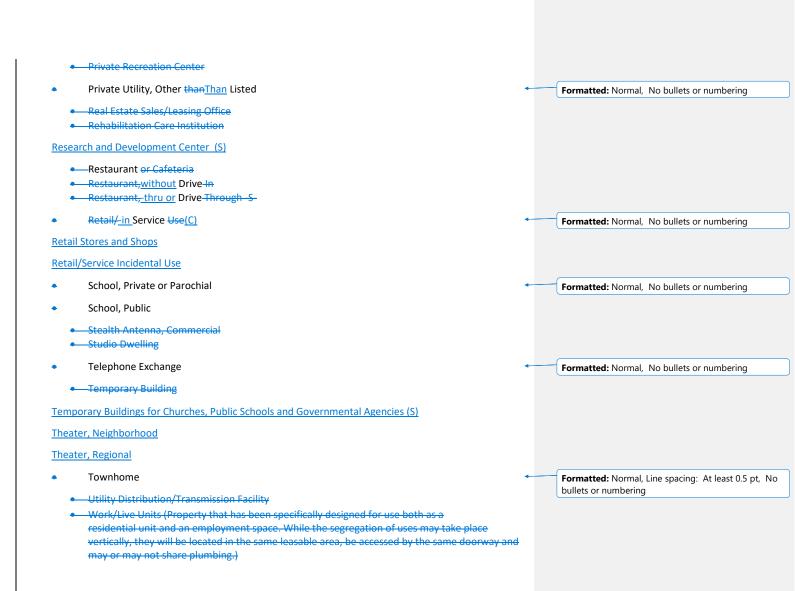
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Veterinarian Clinic and/or Kennel, Indoor (S)

Winery (enclosed operations)

Wireless Communications and Support Structures (Cell Tower) (S)

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with the attached Concept Plan (Exhibit D).

Plats and/or site plans submitted for the development shall conform to the data presented and approved on the conceptual development plan. Changes of detail on these final development plan(s) that differ from the conceptual development plan may be authorized by the Town staff, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:

- 1. alter the basic relationship of the proposed development to adjacent property,
- 2. alter the uses permitted,
- 3. increase the density,
- 4. increase the building height,
- 5. increase the coverage of the site,
- 6. reduce the off-street parking ratio,
- 7. reduce the building lines provided at the boundary of the site, or
- 8. significantly alter any open space plans.

If the Town staff determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held by the Planning and Zoning Commission and the Town Council to adequately amend the granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s).

B. A minimum twenty (20) percent of the total area in this planned development shall be provided as open space.

Open spaces may include areas used for facilities such as plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Additionally, if detention areas shall contain a constant water level and are landscaped or otherwise treated as an amenity for the development, they may be used to meet the open space requirement.

The open space may not consist of any of the following elements:

- 1. Vehicular parking.
- 2. Required parking lot tree islands.
- 3. Building footprints.
- 4. Utility yards.

The open space may consist of any of the following elements:

5. Landscape easements, setbacks, or any other landscaping as listed in Chapter 2, Section 4 of the zoning ordinance.

6. Public-sidewalks and plazas.

7. Detention/ Retention ponds, when activated with pedestrian access.

C. Design Guidelines: Design Guidelines will be created, and approved by Staff, to govern the following details.

1. Street sections, including sidewalks

2. Public realm standards, including sidewalks, benches, signage, planters, outdoor seating areas, treeslandscape, parking, and lighting.

3. Multifamily characteristics are generally set forth below, and may be applied to other uses as appropriate.

a. Special Provisions: typical floor height ten-twelve feet, air condition corridors, Hospitality-style amenity centers, Resort-style pool, State-of-the-art fitness centers, and hidden trash collection.

b. Architectural Provisions

Facade Composition

For multi-story buildings, the overall composition of the façade should incorporate a three-part hierarchy of base, body, and cap to emphasize verticality and to maintain a balanced façade composition. In addition, the cap of the building should be architecturally distinguished to provide a visual termination to the facade and interest at the skyline.

All buildings must be composed of:

Building Base: The "base" of the building clearly defines the realm of the public space and provides the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian, defining the character and quality of a street or public space. It also houses the uses with the most intensity. The height of the base varies depending on the overall building height. The "base" shall consist of the area of wall immediately along the ground floor level to the "body" of the building. The transition from "base" to "body" may be expressed either horizontally, through a shift in the vertical plane or, vertically through a change in building materials along a level line. The base shall be between 16' minimum and, in buildings of at least four stories, may include up to the floor line of the third floor.

Building Body: The "body" of the building comprises the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts. The "body" shall consist of the area of wall from the "base" to the "cap." The transition from "body" to "cap" may be expressed either horizontally, through a shift in the vertical plane or vertically through a change in building materials along a level line.

Building Cap: The "cap" of the building could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line depending upon the height or number of stories of the building. The "cap" clearly terminates the "body" of the building. The building top is determined by the height of the building and

is not subject to elements of style. The "cap" shall consist of the area of wall from the top floor level to the parapet or the area of wall from the roof line to the top of the parapet wall. Optional Body Setback: The optional body setback is a change in the depth of the vertical plane of the primary facade along the full width of the building at the transition point between the "base" and the "body" of the building. This setback clearly divides the base from the rest of the building and provides the opportunity for an interim cornice line at the top of the base. The depth of the setback varies, but should be noticeable, in order to perceive the change between the two parts.

Building Composition

By subdividing the building mass into a series of well-scaled volumes, and then articulating those volumes with window systems, different materials, and special elements, a rich architectural form can be created. True to its classical roots, this approach to design provides a rational method of creating a wide variety of buildings with individual character, that still create a unified ensemble. The concept of "bay spacing" is critical in helping to maintain an appropriate human scale by breaking up the massing of large buildings as well as in creating a lively and interesting streetscape rhythm.

Traditional downtown streetscapes were often comprised of individual buildings divided into 25 ft. wide parcels facing the primary street. Many buildings were one-lot wide (25'), although later buildings spanned more than one lot. Wider building facades were typically divided into repeated sections, or "bays", ranging from 15 ft. to 30 ft. in width on the ground floor. This pattern of bay spacing echoed, rather than over-whelmed, adjacent buildings that might only be one lot wide. Upper stories often were consistent across two, three or five bays, unifying the building as a whole. Buildings in the Mixed-Use area should reflect these traditional building facades, and should express a facade composition ranging from one bay width to no more than 5 bay widths in length.

Special Conditions

All elevations of buildings that can be seen from either the street or public spaces shall be considered "primary facades" and shall be designed as "fronts." Buildings occupying lots with two frontages, such as on corner lots, shall treat both building walls as "primary facades" with each being equally considered as "fronts." Additional detailing and attention can be applied to these two-fronted scenarios in order to better landmark the corner to enhance the architectural character as well as to improve pedestrian and vehicular way finding.

Scale & Massing

The overall scale and mass of the buildings that make up a neighborhood play a key role in attracting patrons, pedestrians, and activities to a particular area. Buildings provide the perimeter walls for streets and public spaces and should be designed in a manner that is consistent with the nature of the spaces that they define. Buildings should share with their neighbors a sense of harmony that reveals focus on defining high quality, vibrant public spaces. In the mixed-use area, the focus of building design should concentrate on the creation of collective expression - on clearly defined public and outdoor spaces and streetscapes as a cohesive and legible whole - rather than on individual buildings with a strong individual expression.

New construction should give consideration to appropriate form and proportion as reflected in the tradition of vernacular, mixed-use buildings. Buildings should be rectangular, facing the street with the facade aligned with the front property line. Angled or non-rectilinear buildings, unless relating to the street alignment, are inappropriate. The bulky form of the overall mass should be articulated into a series of forms which provide a variety of scale and proportion. The "Base" of a building should maintain a consistent building plane along the building frontage except to provide recessed storefront entrances, a special corner feature, usable open space for out-door dining, or to form a mid-block pedestrian passageway.

Commercial construction on a primarily residential block should be designed to reflect a residential character. A front yard setback for commercial uses at some interface locations is desirable. Creating a height transition by locating taller building portions toward areas with larger scaled buildings and lower portions toward residential areas is preferable. Long, rectangular buildings should be articulated into two or three distinct facade elements, separated either by recesses, changes in materials, structural elements, or sub-divided into individual facades separated by panels. Special architectural treatment and detailing should be located at the corners of the building and at the mid-point of the main building mass.

Doors, Windows, & Openings

The different elements defined by the massing, are further articulated by different door, window and wall systems. These systems will vary by use, but may include the following: a curtainwall, generally used in the recessed elements; a storefront system for commercial applications; a primary wall with square punched openings; a secondary wall system with rectangular punched openings; and a system of columns and lintels placed in front of curtain walls or storefronts for special portions of the buildings. The combination of this articulated massing and the reinforcement of forms with different materials and window patterns result in a lively composition with the capacity to define dynamic urban space.

Doorways are celebrated and made monumental by a series of special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically proportioned rectangles. Grouped or "ganged" windows shall be treated as a single opening, unless they are separated by a minimum 4 inch divider. Windows and doors may meet at building corners, or shall be a minimum of twenty-four inches from the building corner. Shading devices over doors and windows are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional rather than simply decorative. All arcade openings (or "voids") shall be vertical in proportion.

Transparency

Design distinction between upper and lower floors shall be maintained by developing the ground level facade as primarily transparent and inviting to the public. For commercial uses, the use of storefront windows, typically consisting of glass set in wood, clad wood, or metal frames creates a highly inviting and transparent street level facade. Retail ground floors shall have between 60% and 80% glazing, as measured from grade to the underside of the slab above. Colored or mirrored glazing and glass block are inappropriate.

Upper floors generally employ a different ratio of solid area versus opening area and are differentiated from the more transparent ground floor by having more solid area than void area and through the use of smaller, vertically oriented windows in a regular pattern. Ground levels use can also be differentiated through a change in transparency. Commercial uses, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various uses for the pedestrian by highlighting the nature of public, semi-public, and private tenants.

Rhythm

Building facades are comprised of a series of patterns, from the number and spacing of bays, the number and spacing of floor levels, the disposition of openings and architectural details, and the arrangement and palette of materials, which create an inherent rhythm. Symmetry, repeated bays with expressed structural elements, and the repetition of windows and doors create the essential rhythm of the facade. This rhythm can be further reinforced by changing materials, patterns, reveals, building setbacks, façade portions or by using design elements such as column or pilasters, which establish a legible vertical and horizontal arrangement of the various building elements comprising the facade.

Vertical Alignment

In vernacular buildings, the expression of the structural system follows traditional construction patterns. As a result, openings are generally stacked above other openings and solid areas in the facade are stacked above structural elements. This vertical alignment, determined primarily by structural requirements, reinforces the "bay" system and helps to clarify the overall building composition. Setbacks, reveals, and projections in the vertical plane of the building facade can also serve to enhance the legibility of this composition.

Horizontal Alignment

As well as following a clear vertical alignment, traditional facades were equally organized horizontally. As previously described, buildings should be divided into three distinct components: the Base, the Body, and the Cap. The height of these various elements should be carefully designed so that there is a general consistency along the entire streetscape. Dramatic changes in building heights will not be allowed. Within each building composition, care should be made to align horizontal elements, including building cornices, sill heights, floor levels, decorative moldings and windows.

<u>Walls</u>

All elevations of buildings that can be seen from public spaces shall be designed as "fronts." Street facades should include elements to maintain pedestrian scale and interest. Architectural details and facade articulation including recesses for outdoor dining areas, display cases, public art integrated with the building design, and additional architectural elements and details help create visual interest. Avoid large featureless facade surfaces by incorporating traditionally sized building components, standard window sizes, standard brick and siding sizes, trim and details. Blank walls and blind facades visible from public streets are prohibited.

Columns & Lintels

The columns and lintels in Clearfork derive from the vocabulary of traditional architecture, but can be abstracted and reinterpreted to incorporate contemporary building techniques. Although they may be purely ornamental, columns and lintels should be designed and detailed in character with the traditional construction patterns of the load bearing buildings of the vernacular architectural styles of central Texas.

Awnings & Canopies

Canopies and awnings shall not be used above the "base" and they shall coordinate with a horizontal element of the storefront. They shall project at least six feet, so as to provide shade and shelter to pedestrians. Canopies and awnings of commercial establishments shall be permitted to encroach over the setback. Canopies and awnings shall extend horizon-tally from the building and shall be supported by rods, cables or brackets. The bottom of the canopy and the awning shall be a minimum of eight feet above the sidewalk.

Canopies of commercial establishments shall be made of wood, metal or glass. Lettering may be applied to the edges of canopies.

Awnings of commercial establishments shall be made of canvas or synthetic material having the appearance of canvas. Awnings shall be triangular in section. Awnings may have side panels, but shall not have a panel enclosing the underside of the awning. Internal structure of awnings shall be galvanized pipe or extruded aluminum framework. Awnings shall not be translucent or internally illuminated. Awnings may have lettering on the valance only.

4. Hotel characteristics are generally set forth below.

Hotel, Full Service. Full Service Hotel developments shall be subject to the following development standards: a. External balconies and walkways shall be set back 200 feet from any residential zoning district.

b. Shall provide management staff on-site 24 hours a day.

c. Shall provide at least four amenities from the list below:

• Indoor/Outdoor Pool

• Spa/Sauna

• Weight Room/Fitness Center

• Playground

• Sports Court

• Game Room

Jogging Trail

d. Shall provide a full-service restaurant offering three meals a day.

e. Shall provide a minimum total of 20,000 square feet of meeting/event space.

<u>f. No more than five percent of the total number of guest rooms shall have cooking facilities.</u>

g. All room units must be accessed through an internal hallway, lobby, or courtyard.

h. All rooms shall be a minimum of two hundred (200) square feet.

D. All utility lines shall be underground from the building to the property line. Utility lines within the Public & Emergency Access Easement shall be placed underground and relocated to the rear of the site to the maximum extent practicable.

E. Conditional Development Standards, shall be in accordance with the Zoning Ordinance, as it exists, or may be amended, except as follows:

1. Mobile Food Vendors - Mobile food vendors are permitted in this planned development, in accordance with the Conditional Development Standards of the Zoning Ordinance, as is exists or may be amended, except as follows:

a. Mobile food vendors are not required to be located on property where an existing, permanent business operates in a building with a Certificate of Occupancy.

b. Mobile food vendors are not required to be located within fifty feet (50') of an entrance of a primary building that holds the Certificate of Occupancy, however, they shall have access to a public restroom.

c. Mobile food vendors may be located on public property other than public street travel lanes. Order windows shall face outward towards public sidewalk. At no time shall any part of food truck operations use main lanes without a special use permit issued by the Town;

d. Mobile food vendors may be located on private property with the written consent of the owner;

e. Mobile food vendors shall not operate in driveways or fire lanes;

f. Mobile foodFood vendors cannot remain more than 24 hours and shall be considered as a Minor Amendmentreturn to the PD, subject to approval by the Director of Development Services approved commissary.

g. Prior to issuance of a permit, an application shall be submitted to the Development Services Department and containing any information required by staff to evaluate the impacts including but limited to location, parking and accessibility.

F. Parking Requirements Based on Use.

In all Sub- Districts, at the time any building or structure is erected or structurally altered, parking spaces shall be provided in accordance with the following requirements. A mixed-use discount of 20% shall be applied to the overall development, except for Townhomes, where shared parking is concerned.

Automobile Oil change and Similar Establishments: One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift.

Bank, Savings and Loan, or similar Establishments: One (1) space per three hundred fifty (350) square feet of gross floor area.

Bed and breakfast facility: One (1) space per guest room in addition to the requirements for normal residential use.

Business or professional office (general): One (1) space per three hundred fifty (350) square feet of gross floor area.

Church, rectory, or other place of worship: One (1) parking space for each three (3) Seats in the main auditorium.

College or University: One (1) space per each day student.

Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.

Commercial Amusement: One (1) space per three (3) guests at maximum designed capacity.

Dance Hall, Assembly or Exhibition Hall Without Fixed Seats: One (1) parking space for each two hundred (200) square feet of floor area thereof.

Dwellings, Multifamily: One (1) space for each bedroom in one (1) and two (2) bedroom units, plus one half (1/2) additional space for each additional bedroom.

Farmer's Market, Flea Market: One (1) space for each five hundred (500) square feet of site area.

Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and one-half (1 'A) spaces for each two beds in off campus projects.

Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment

Sales and Service, Clothing or Shoe Repair or Service: Two (2) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).

Gasoline Station: Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.

Health Studio or Club: One (1) parking space per two hundred (200) square feet of exercise area.

Hospital: One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.

Hotel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.

Kindergartens, day schools, and similar child training and care establishments: shall provide one (1) paved off-street loading and unloading space for an automobile on a through -circulardrive for each ten (10) students, or one (1) space per ten (10) students, plus one (1) space per teacher.

Library or Museum: Ten (10) spaces plus one (1) space for every three hundred (300) square feet, over one thousand (1,000) square feet.

Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet.

Medical or Dental Office: One (1) space per three hundred fifty (350) square feet of floor area.

Mini-Warehouse: Four (4) spaces per complex plus one (1) additional space per three hundred (300) square feet of rental office.

Motor Vehicle Repair and Service: Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift.

Nursing Home: One (1) space per five (5) beds and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.

Private Club: One (1) parking space for each seventy-five (75) square feet of gross floor area.

Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred and fifty (250) square feet of gross floor area.

Restaurant, Restaurant with a Private Club, Cafe or Similar Dining Establishment: One (1) parking space for each one seventy-five (75) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1)

parking space for each one hundred (100) square feet for stand-alone buildings with a drive-through.

Sanitarium, Convalescent Home, Home for the Aged or Similar Institution: One (1) parking space for each five (5) beds.

School, Elementary, Secondary, or Middle: One and one half (11Y) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.

School, High School: One and one half (1 'A) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.

Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school): One (1) parking space for each four (4) seats or bench seating spaces.

Townhomes: Minimum of two (2) parking spaces located behind the front building line and two (2) parking spaces enclosed in the main or an accessory building.





То:	Mayor and Town Council
From:	Hulon T. Webb, Jr., P.E., Director of Engineering Services
Through:	Mario Canizares, Town Manager Chuck Ewings, Assistant Town Manager
Re:	Eminent Domain Authorization Resolution: First Street (DNT - Coleman)
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, declaring the public necessity to acquire certain properties for right-of-way, drainage easements, and temporary construction easements for the construction of the First Street (DNT – Coleman) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

Description of Agenda Item:

The Town is in the process of developing engineering plans for the construction of the First Street (DNT – Coleman) project. To facilitate the construction of the project, it is necessary for the Town to acquire several parcels of right-of-way, drainage easements, and temporary construction easements. At the July 26, 2022, Town Council Meeting, Town Council approved a similar resolution for the properties from the DNT to Main Street since the impacts from the Coleman Road roundabout design were not yet fully determined.

This resolution contains the eleven (11) parcels impacted by the roundabout design that were not included in the previous Town Council action, and the location map included with this agenda item depicts the properties affected. As with other similar road construction projects, it is not anticipated that all parcels will require the use of eminent domain to complete the acquisition process, however, staff is requesting advance authorization to pursue acquisition by eminent domain if standard negotiations are unsuccessful.

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 resolution as to form and legality.

Item 10.

Attached Documents:

2. Location Map

Town Staff Recommendation:

Town staff recommends that the Town Council of the Town of Prosper, Texas, approve the attached resolution declaring the public necessity to acquire certain properties for right-of-way, drainage easements, and temporary construction easements for the construction of the First Street (DNT – Coleman) project with such properties being more particularly described in the attached Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

Proposed Motion:

I move to approve the attached resolution declaring the public necessity to acquire certain properties for right-of-way, drainage easements, and temporary construction easements, and drainage easements for the construction of the First Street (DNT – Coleman) project with such properties being more particularly described in the attached Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.

Please note: Pursuant to Section 2206.053(c) of the Texas Government Code, if two (2) or more councilmembers object to adopting this single Resolution for all the properties referenced therein, a separate record vote must be taken for each unit of property.

This item requires a roll call vote.

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER. TEXAS, DECLARING THE PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTIES FOR RIGHT-OF-WAY, DRAINAGE EASEMENTS, AND **TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION OF** THE FIRST STREET (DNT - COLEMAN) PROJECT; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITIONS; AUTHORIZING THE ACQUISITION OF PROPERTY RIGHTS NECESSARY FOR SAID PROJECT: APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY: AUTHORIZING THE TOWN MANAGER OF THE TOWN OF PROSPER, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE TOWN MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND **RESOLUTIONS: AND AUTHORIZING THE TOWN ATTORNEY TO INSTITUTE** CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council"), has determined that there exists a public necessity to acquire certain property interests for the construction of the First Street (DNT – Coleman) project, the location of which is generally set forth in the exhibits attached to this resolution; and

WHEREAS, the Town Council desires to acquire the property interests (collectively referred to as the "Property"), as more particularly described in the exhibits attached to this Resolution, for this governmental and public use in conjunction with the Town of Prosper's construction of the First Street (DNT – Coleman) project ("Project"); and

WHEREAS, the Town Council desires that the Town Manager, or his designee, take all necessary steps to acquire the Property for the Project including, but not limited to, the retention of appraisers, engineers, and other consultants and experts, and that the Town Attorney, or his designee, negotiate the purchase of the Property for the Project, and if unsuccessful in purchasing the Property for the Project, to institute condemnation proceedings to acquire the Property.

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

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The Town Council hereby finds and determines that a public use and necessity exists for the Town of Prosper, Texas, to acquire the following Property for the Project, as more particularly described in the Exhibits referenced herein:

EXHIBIT DESCRIPTION / INTEREST TO BE ACQUIRED

- 1 (Parcel 21) Approximately 0.1140 acres of real property for right-of-way, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20170925001280500 of the Official Public Records of Collin County, Texas
- 2 (Parcel 22) Approximately 0.0476 acres of real property for right-of-way, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20151218001578610 of the Official Public Records of Collin County, Texas
- 3 (Parcel 23) Approximately 0.0293 acres of real property for right-of-way and 0.0049 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20211207002481950 of the Official Public Records of Collin County, Texas
- 4 (Parcel 24) Approximately 0.2884 acres of real property for right-of-way, 0.0493 acres of real property for drainage easement, and 0.1561 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of three tracts of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Volume 338, Page 298, Volume 140, Page 629, Deed Records, Collin County, Texas
- 5 (Parcel 25) Approximately 0.1335 acres of real property for right-of-way and 0.0283 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded Instrument Number 20171024001421220 of the Official Public Records of Collin County, Texas
- 6 (Parcel 28) Approximately 0.0601 acres of real property for right-of-way, 0.0090 acres of real property for drainage easement, and 0.0151 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20200903001480220 of the Official Public Records of Collin County, Texas
- 7 (Parcel 29) Approximately 0.0621 acres of real property for right-of-way and 0.0069 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20190307000239890 of the Official Public Records of Collin County, Texas

- 8 (Parcel 30) Approximately 0.0544 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 2022000140195 of the Official Public Records of Collin County, Texas
- 9 (Parcel 31) Approximately 0.0058 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20190830001065010 of the Official Public Records of Collin County, Texas
- 10 (Parcel 32) Approximately 0.0108 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 2023000019423 of the Official Public Records of Collin County, Texas
- 11 (Parcel 33) Approximately 0.1135 acres of real property for right-of-way and 0.1089 acres of real property for temporary construction easement, situated generally in the Collin County School Land Survey No. 12, Abstract Number 147, Collin County, Texas and being part of that certain tract of land described as recorded in Instrument Number 20171213001647850 of the Official Public Records of Collin County, Texas

SECTION 3

The Town Manager, or his designee, is authorized and directed to negotiate for and to acquire the Property for the Project, for the Town of Prosper, Texas, and to acquire said rights in compliance with State and Federal law. The Town Manager is specifically authorized and directed to do each and every act necessary to acquire the Property for the Project including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that he deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

SECTION 4

The Town Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property for the Project, and, as such, the Town Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the Town Council for such purpose. The Town Manager is specifically authorized to establish the just compensation for the acquisition of the Property. If the Town Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the Town Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the needed property interests, proceedings in eminent domain to acquire the Property for the Project.

SECTION 5

This Resolution is effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF ____ TO ___ON THIS THE 8TH DAY OF AUGUST 2023.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

EXHIBIT 1

EXHIBIT "A"

Parcel 21 Sandra Shrader Omohundro Metes and Bounds Description 0.1140 Acres or 4,968 Square Feet

Parcel 21

Being a 0.1140-acre, 4,968 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land to Sandra Shrader Omohundro recorded in Collin County Clerk's Instrument Number 20170925001280500, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at the southwest corner of said Omohundro tract, and being an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 20210407000704790, Official Public Records, Collin County, Texas, from which a found 3/4-inch iron rod bears N 89°47'48" W, a distance of 189.87 feet to an inner ell corner of said Tract 6 and the southeast corner of called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

THENCE N 00°08'38" W, along the west line of said Omohundro tract and east line of said Tract 6, a distance of 267.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,178.13 Y: 7,135,895.78

THENCE N 00°08'38" W, continuing along said common line, a distance of 32.91 feet to a set 1/2inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the south line of County Road 3 (variable width right-of-way), and being the northwest corner of said Omohundro tract;

THENCE N 89°51'22" E, with the north line of said Omohundro tract, a distance of 150.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the west line of said 40-foot public street and being the northeast corner of said Omohundro tract;

THENCE S 00°08'38" E, with the east line of said Omohundro tract and the west line of said 40-foot public street, a distance of 33.33 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900";

THENCE N 89°58'50" W, over and across said Omohundro tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing approximately 0.1140 acres or 4,968 square feet of land.

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2



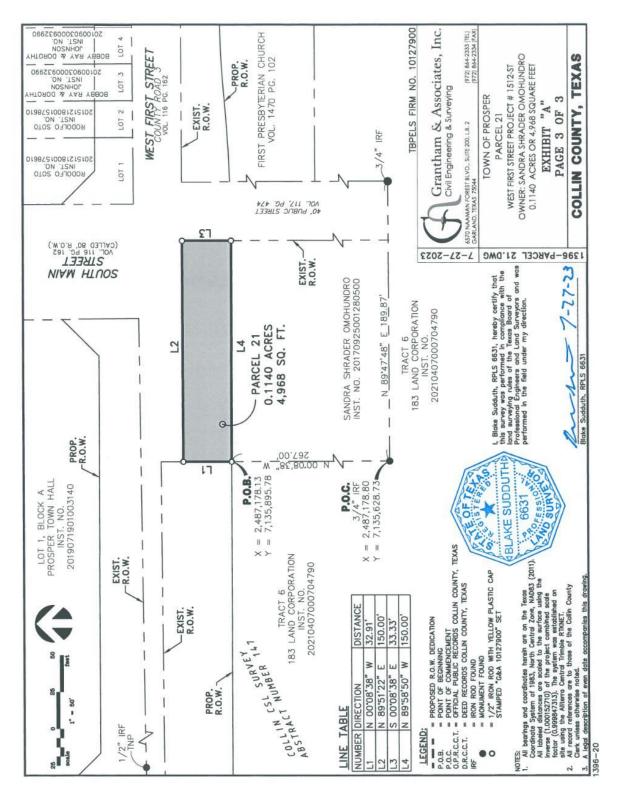
Garland, Texas 75044 Firm Number. 10127900

Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

Item 10.

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EXHIBIT 2

EXHIBIT "A"

Parcel 22 Rodolfo Soto Metes and Bounds Description 0.0476 Acres or 2,073 Square Feet

Parcel 22

Being a 0.0476-acre, 2,073 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed to Rodolfo Soto, recorded in Instrument Number 20151218001578610, Official Public Records, Collin County, Texas, and being Lots 1 and 2, Block 8, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod in the south line of West Second Street (called 60 foot right-of-way) and being in the west line of South Coleman Street (variable width right-of-way), also being the northeast corner of Lot 11, Block 8, of said Bryant's Addition;

THENCE S 89°32'50" W, leaving the west line of said Coleman Street, and with the south line of said West Second Street and the north line of said Block 8, a distance of 175.00 feet to a found 3/8-inch iron rod at the common northerly corner of Lots 4 and 5 of said Block 8;

THENCE S 89°32'50" W, continuing with said common line, a distance of 120.00 feet to a point in the east line of South Main Street (called 80 foot right-of-way), and being the northwest block corner of said Block 8;

THENCE S 00°27'10" E, leaving the south line of said West Second Street, and with the east line of said South Main Street and the west line of said Block 8, a distance of 76.21 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

X: 2,487,352.75 Y: 7,136,010.71

THENCE S 45°12'41" E, leaving said common line and over and across Lot 1, of said Block 8, a distance of 31.96 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 89°58'49" E, over and across Lots 1 and 2 of said Block 8, a distance of 47.50 feet to a point in the east line of said Lot 2, and being in the west line of Lot 3 of said Block 8;

THENCE S 00°27'10" E, with said common line a distance of 25.71 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the north line of West First Street (a variable width right-of-way), and being the common southerly corner of Lots 2 and 3 of said Block 8;

THENCE S 89°32'50" W, with the north line of said West First Street and the south line of said Block 8, a distance of 70.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the east line of said South Main Street and being the southwest block corner of said Block 8;

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THENCE N 00°27'10" W, leaving the north line of said West First Street, and with the east line of said South Main Street and the west line of said Block 8, a distance of 48.79 feet to the POINT OF BEGINNING and containing approximately 0.0476 acres or 2,073 square feet of land.

7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

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Item 10.

EXHIBIT 2 (Continued)

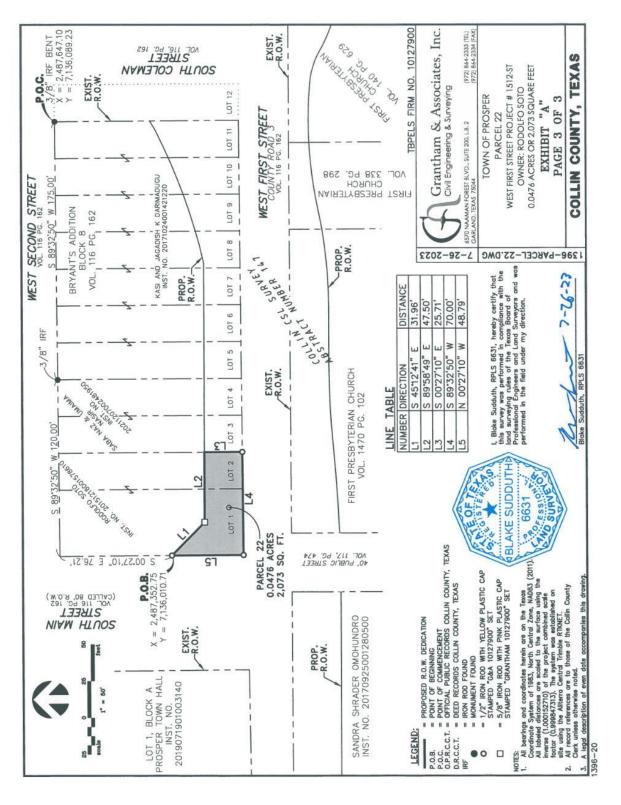


EXHIBIT 3

EXHIBIT "A"

Parcel 23 Saba Naz Nasir and Umaima Nasir Metes and Bounds Description 0.0293 Acres or 1,275 Square Feet

Parcel 23-1

Being a 0.0293-acre, 1,275 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed with Vendor's Lien to Saba Naz Nasir and Umaima Nasir, recorded in Instrument Number 20211207002481950, Official Public Records, Collin County, Texas, and being Lots 3 and 4, Block 8, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod in the south line of West Second Street (called 60-foot right-of-way) and being in the west line of South Coleman Street (variable width right-of-way), also being the northeast corner of Lot 11, Block 8, of said Bryant's Addition;

THENCE S 89°32'50" W, leaving the west line of said Coleman Street, and with the south line of said West Second Street and the north line of said Block 8, a distance of 175.00 feet to a found 3/8-inch iron rod at the common northerly corner of Lots 4 and 5 of said Block 8;

THENCE S 00°27'10" E, leaving the south line of said West Second Street, and with the common line of Lots 4 and 5, Block 8, a distance of 99.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,472.92

Y: 7,135,988.16

THENCE S 00°27'10" E, continuing with said common line a distance of 25.29 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the north line of West First Street (a variable width right-of-way) and being the southerly common corner of Lots 4 and 5 of said Block 8;

THENCE S 89°32'50" W, with the north line of said West First Street and the south line of said Block 8, a distance of 50.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" at the southwest corner of said Lot 3;

THENCE N 00°27'10" W, leaving the north line of said West First Street, with the common line of Lots 2 and 3 of said Block 8, a distance of 25.71 feet to a point;

THENCE S 89°58'49" E, leaving said common line and over and across Lots 3 and 4 of said Block 8, a distance of 50.00 feet to the POINT OF BEGINNING and containing approximately 0.0293 acres or 1,275 square feet of land.

7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631



6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900

Notes:

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- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

Item 10.

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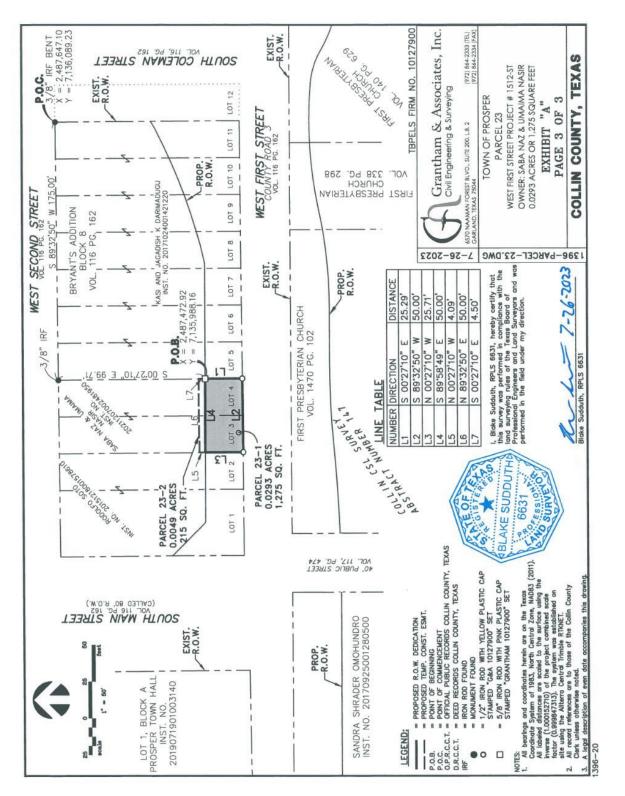


EXHIBIT 4

EXHIBIT "A"

Parcel 24 First Presbyterian Church Metes and Bounds Description

Parcel 24-1

Being a 0.2884-acre, 12,564 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of three tracts of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Volume 338, Page 298, Volume 140, Page 629, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 97-0005168, Official Public Records, Collin County, Texas, and being the southeast corner of a called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

THENCE N 00°00'54" W, with said common line, a distance of 103.90 feet to a found bent 1/2-inch iron rod at the southwest corner of said First Presbyterian Church tracts, and being a northerly corner of said Tract 6;

THENCE N 00°12'14" W, with the west line of said First Presbyterian Church tracts and the east line of said public road, a distance of 163.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,368.03 Y: 7,135,896.49

THENCE N 00°12'14" W, continuing with said common line a distance of 32.77 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the south line of West First Street (a variable width right-of-way) and being the northwest corner of said First Presbyterian Church tracts;

THENCE N 89°47'46" E, with the south line of said West First Street and the north line of said First Presbyterian Church tracts, a distance of 415.20 feet to a point in the west line of South Coleman Street (a variable width right-of-way), and being the northeast corner of said First Presbyterian Church tracts;

THENCE S 00°19'15" E, with the west line of said South Coleman Street and the east line of said First Presbyterian tracts, a distance of 127.11 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 34°58'12", a radius of 168.50 feet, a chord bearing N 31°07'11" W, a distance of 101.25 feet;

THENCE, leaving said common line and over and across said First Presbyterian Church tracts the following courses and distances:

along said non-tangent curve to the left, an arc distance of 102.84 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent compound curve to the left having a central angle of 23°03'56", a radius of 53.50 feet, a chord bearing N 60°08'14" W, a distance of 21.39 feet;

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along said tangent compound curve to the left, an arc distance of 21.54 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 11°40'02", a radius of 94.00 feet, a chord bearing N 65°50'11" W, a distance of 19.11 feet;

along said tangent reverse curve to the right, an arc distance of 19.14 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the left having a central angle of 25°05'12", a radius of 53.50 feet, a chord bearing N 72°32'47" W, a distance of 23.24 feet;

along said tangent reverse curve to the left, an arc distance of 23.42 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent compound curve to the left having a central angle of 17°08'14", a radius of 288.50 feet, a chord bearing S 86°20'30" W, a distance of 85.97 feet;

along said tangent compound curve to the left, an arc distance of 86.29 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 12°11'16", a radius of 311.50 feet, a chord bearing S 83°52'01" W, a distance of 66.14 feet;

along said tangent reverse curve to the right, an arc distance of 66.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 89°57'39" W, a distance of 39.33 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of tangent curve to the left having a central angle of 05°27'55", a radius of 564.50 feet, a chord bearing S 87°13'41" W, a distance of 53.83 feet;

along said tangent curve to the left, an arc distance 53.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 03°19'00", a radius of 1050.50 feet, a chord bearing S 86°09'14" W, a distance of 60.80 feet;

along said tangent reverse curve to the right, an arc distance of 60.81 feet to the POINT OF BEGINNING and containing approximately 0.2884 acres or 12,564 square feet of land.

Parcel 24-2

Being a 0.0250-acre, 1,088 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of certain tract of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 97-0005168, Official Public Records, Collin County, Texas, and being the southeast corner of a called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

THENCE N 00°00'54" W, with said common line, a distance of 103.90 feet to a found bent 1/2-inch iron rod at southwest corner of said First Presbyterian Church tract, and being a northerly corner of said Tract 6;

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THENCE N 00°12'14" W, with the west line of said First Presbyterian Church tract and the east line of said public road, a distance of 163.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of Parcel 24-1 described herewith, and the beginning of non-tangent curve to the left having a central angle of 03°19'00", a radius of 1050.50 feet, a chord bearing N 86°09'14" E, a distance of 60.80 feet;

THENCE, leaving said common line and with the southern line of said Parcel 24-1, along said nontangent curve to the left, an arc distance of 60.81 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 00°31'42", a radius of 564.50 feet, a chord bearing N 84°45'35" E, a distance of 5.20 feet;

THENCE, with the southern line of Parcel 24-1 along said tangent reverse curve to the right, an arc distance of 5.20 feet to being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011);

THENCE, continuing with the southern line of Parcel 24-1 the following courses and distances:

Continuing the previous circular curve through an arc segment having a central angle of 04°56'13", a radius of 564.50 feet, a chord bearing N 87°29'32" E, a distance of 48.63 feet, and an arc distance of 48.64 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°57'39" E, a distance of 1.42 feet;

THENCE, leaving the southern line of Parcel 24-1 and over and across said First Presbyterian Church tract the following courses and distances:

S 04°58'34" E, a distance of 20.28 feet;

S 85°01'26" W, a distance of 50.00 feet;

N 04°58'34" W, a distance of 22.50 feet to the POINT OF BEGINNING and containing approximately 0.0250 acres or 1,088 square feet of land.

Parcel 24-3

Being a 0.0243-acre, 1,060 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of tracts of land described by Deed to First Presbyterian Church, recorded in Volume 1470, Page 102, Volume 338, Page 298, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/4-inch iron rod at an inner ell corner of a tract of land to 183 Land Corporation, Tract 6, recorded in Instrument Number 97-0005168, Official Public Records, Collin County, Texas, and being the southeast corner of a called 40-foot public street as described in Volume 117, Page 474, Deed Records, Collin County, Texas;

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X: 2,487,433.87 Y: 7,135,901.05

THENCE N 00°00'54" W, with said common line, a distance of 103.90 feet to a found bent 1/2-inch iron rod at southwest corner of said First Presbyterian Church tracts, and being a northerly corner of said Tract 6;

THENCE N 00°12'14" W, with the west line of said First Presbyterian Church tracts and the east line of said public road, a distance of 163.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" for the southwest corner of Parcel 24-1 described herewith, and the beginning of non-tangent curve to the left having a central angle of 03°19'00", a radius of 1050.50 feet, a chord bearing N 86°09'14" E, a distance of 60.80 feet;

THENCE, leaving said common line and with the southern line of Parcel 24-1 the following courses and distances:

along said non-tangent curve to the left, an arc distance of 60.81 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 05°27'55", a radius of 564.50 feet, a chord bearing N 87°13'41" E, a distance of 53.83 feet;

along said tangent reverse curve to the right, an arc distance of 53.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 89°57'39" W, a distance of 39.33 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent curve to the left having a central angle of 05°03'33", a radius of 311.50 feet, a chord bearing N 87°25'52" E, a distance of 27.50 feet;

along said tangent curve to the left, an arc distance of 27.51 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,549.23 Y: 7,135,904.43

Continuing the previous circular curve through an arc segment having a central angle of 07°07'42", a radius of 311.50 feet, a chord bearing N 81°20'14" E, a distance of 38.73 feet,

along said tangent curve to the left, an arc distance of 38.76 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent reverse curve to the right having a central angle of 07°11'15", a radius of 288.50 feet, a chord bearing N 81°22'00" E, a distance of 36.17 feet;

along said tangent reverse curve to the right, an arc distance of 36.19 feet;

THENCE, leaving the southern line of Parcel 24-1 and over and across said First Presbyterian Church tracts the following courses and distances:

S 09°35'04" E, a distance of 9.53 feet;

S 80°45'21" W, a distance of 51.26 feet;

S 00°19'15" E, a distance of 14.42 feet;

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N 89°58'50" W, a distance of 25.00 feet;

N 00°19'15" W, a distance of 20.78 feet to the POINT OF BEGINNING and containing approximately 0.0243 acres or 1,060 square feet of land.

7-27-2023

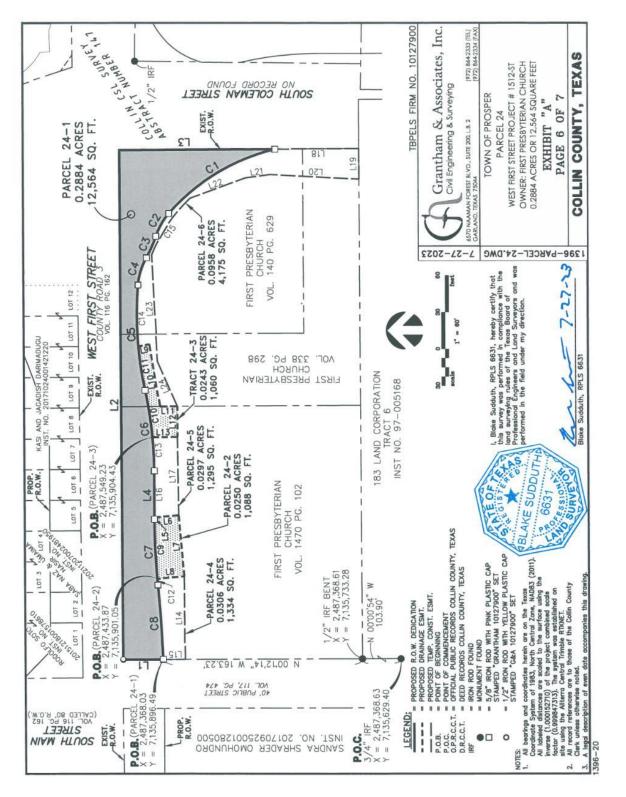
Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

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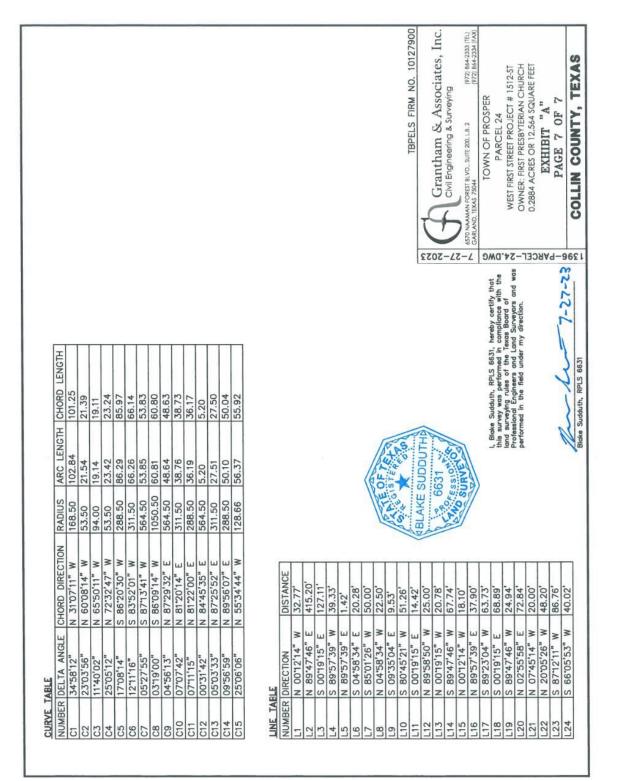


EXHIBIT 5

EXHIBIT "A"

Parcel 25 Kasi and Jagadish K. Darimadugu Metes and Bounds Description 0.1335 Acres or 5,814 Square Feet

Parcel 25-1

Being a 0.1335-acre, 5,814 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed with Vendor's Lien to Kasi and Jagadish K. Darimadugu, recorded in Instrument Number 20171024001421220, Official Public Records, Collin County, Texas, and being Lots 5,6,7,8,9,10, and 11, Block 8, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8-inch iron rod in the south line of West Second Street (called 60-foot right-of-way) and being in the west line of South Coleman Street (a variable width right-of-way), also being the northeast corner of Lot 11, Block 8, of said Bryant's Addition;

THENCE S 89°32'50" W, leaving the west line said Coleman Street, and with the south line of said West Second Street and the north line of said Block 8, a distance of 175.00 feet to a found 3/8-inch iron rod at the common northerly corner of Lots 4 and 5 of said Block 8;

THENCE S 00°27'10" E, leaving the south line of said West Second Street, and with the common line of Lots 4 and 5, Block 8, a distance of 99.71 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,472.92 Y: 7,135,988.16

THENCE leaving said common line and over and across said Lots 5,6,7,8,9,10, and 11 the following courses and distances:

S 89°58'49" E, a distance of 78.29 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 14°21'04", a radius of 388.50 feet, a chord bearing N 69°54'00" E, a distance of 97.05 feet;

along said non-tangent curve to the left, an arc distance of 97.31 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent compound curve to the left having a central angle of 06°34'14", a radius of 53.50 feet, a chord bearing N 59°26'21" E, a distance of 6.13 feet;

along said tangent compound curve to the left, an arc distance of 6.14 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said Lot 11 and the west line of said South Coleman Street;

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THENCE S 00°27'10" E, continuing with said common line a distance of 60.36 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" in the north line of West First Street (a variable width right-of-way) and being the southeast corner of said Lot 11;

THENCE S 89°32'50" W, with the north line of said West First Street and the south line of said Block 8, a distance of 175.00 feet to a set 1/2-inch capped iron rod with yellow plastic cap stamped "G&A 10127900" at the southwest corner of said Lot 5;

THENCE N 00°27'10" W, leaving the north line of said West First Street, with the common line of Lots 4 and 5, Block 8, a distance of 25.29 feet to the POINT OF BEGINNING and containing approximately 0.1335 acres or 5,814 square feet of land.

7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

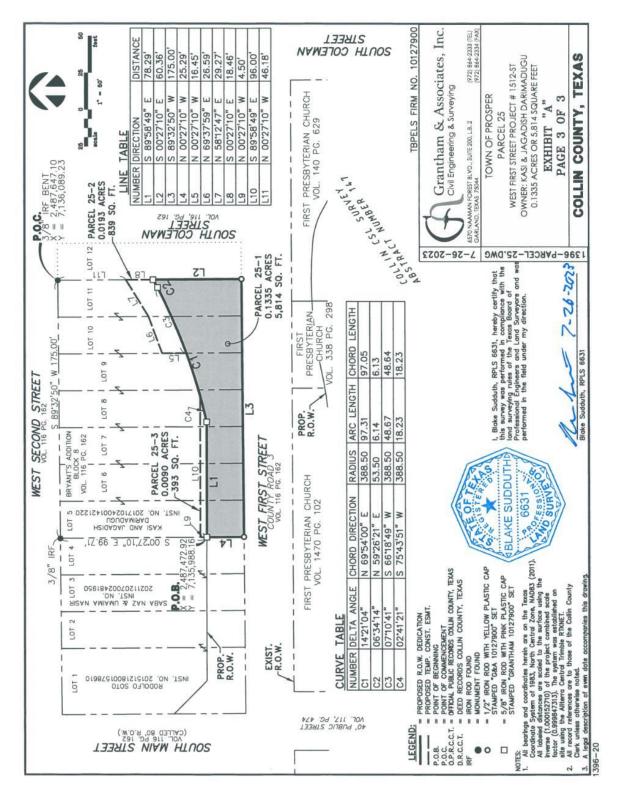


EXHIBIT 6

EXHIBIT "A" Parcel 28 Vision and Structure LLC Metes and Bounds Description

Parcel 28-1

Being a 0.0141-acre, 615 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with red plastic cap stamped "GM GEER 3258" in the east line of South Coleman Street (variable width right-of-way) at the southwest corner of said Vision and Structure, LLC, tract and being in the north line of a tract of land to Blue Monkey Properties, LLC, recorded in Instrument Number 20171213001647850, Official Public Records, Collin County Texas, said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,853.09 Y: 7,135,733.04

THENCE N 00°39'14" E, with the east line of said South Coleman Street and the west line of said Vision and Structure, LLC, tract a distance of 97.79 feet to a set 5/8 inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2 inch iron rod bears N 00°39'14" E, a distance of 86.66 feet, said set 5/8 inch capped iron rod being the beginning of a non-tangent curve right having a central angle of 13°09'04", a radius of 275.23, a chord bearing S 06°38'02" E, a distance of 63.04 feet;

THENCE, leaving said common line and over and across said Vision and Structure, LLC, tract, an arc distance of 63.17 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

THENCE S 00°00'00" E, continuing over and across said Vision and Structure, LLC tract a distance of 35.28 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Vision and Structure, LLC, tract and in the north line of said Blue Monkey Properties, LLC, tract;

THENCE N 89°11'45" W, with said common line, a distance of 8.40 feet to the POINT OF BEGINNING and containing approximately 0.0141 acres or 615 square feet of land.

Parcel 28-2

Being a 0.0460-acre, 2,003 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the east line of South Coleman Street (variable width right-of-way) and in the south line of East First Street (variable width right-of-way), and being the

Page 1 of 5

northwest corner of said Vision and Structure, LLC, tract said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,855.20 Y: 7,135,917.45

THENCE S 89°49'09" E, leaving the east line of said South Coleman Street, and with the south line of said East First Steet and the north line of said Vision and Structure, LLC, tract a distance of 119.45 feet to a found 5/8-inch iron rod for the northeast corner of said Vision and Structure, LLC, tract;

THENCE S 00°54'14" W, leaving the south line of said South Coleman Street and with the east line of said Vision and Structure, LLC, tract a distance of 15.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the west line of Lot 1, Block A, of the Bliss Resort Addition, recorded in Volume 2020, Page 680, being the same as Instrument Number 20201009010003880, Official Public Records, Collin County, Texas;

THENCE, leaving said common line and over and across said Vision and Structure, LLC tract the following courses and distances:

N 89°49'09" W, a distance of 39.26 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 68°22'59" W, a distance of 21.78 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 73°40'06", a radius of 63.50 feet, a chord bearing S 52°23'50" W, a distance of 76.14 feet;

along said non-tangent curve the left, an arc distance of 81.65 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the east line of said South Coleman Street and in the west line of said Vision and Structure, LLC, tract;

THENCE N 00°39'14" E, with said common line, a distance of 53.95 feet to the POINT OF BEGINNING and containing approximately 0.0460 acres or 2,003 square feet of land.

Parcel 28-3

Being a 0.0090-acre, 390 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with red plastic cap stamped "GM GEER 3258" in the east line of South Coleman Street (variable width right-of-way) at the southwest corner of said Vision and Structure, LLC, tract and being in the north line of a tract of land to Blue Monkey Properties, LLC, recorded in Instrument Number 20171213001647850, Official Public Records, Collin County Texas,

THENCE N 00°39'14" E, with the east line of said South Coleman Street and the west line of said Vision and Structure, LLC, tract a distance of 130.50 feet to a set 5/8 inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" at the southwest corner of Parcel 28-2 described herewith, from which a found 1/2 inch iron rod bears N 00°39'14" E, a distance of 53.95 feet, said set

Page 2 of 5

5/8 inch capped iron rod being the beginning of a non-tangent curve right having a central angle of 11°44'22", a radius of 63.50, a chord bearing N 21°25'58" E, a distance of 12.99 feet;

THENCE, with the southern line of said Parcel 28-2, along said non-tangent curve to the right, an arc distance of 13.01 feet to the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,859.33 Y: 7,135,875.59

Continuing the previous circular curve through an arc segment having a central angle of 29°12'06", a radius of 63.50 feet, a chord bearing N 41°54'12" E, a distance of 32.01 feet,

THENCE, with the southern line of said Parcel 28-2, and with said curve to the right, an arc distance of 32.36 feet;

THENCE, leaving the southern line of said Parcel 28-2, and over and across said Vision and Structure, LLC, tract the following courses and distances:

S 33°29'45" E, being radial with said curve to the right, a distance of 13.50 feet to a point, and the beginning of a non-tangent curve to the left having a central angle of 29°12'06", a radius of 50.00 feet, a chord bearing S 41°54'12" W, a distance of 25.21 feet;

along said non-tangent curve to the left, an arc distance of 25.48 feet;

N 62°41'51" W, being radial with said non-tangent curve to the left, a distance of 13.50 feet to the POINT OF BEGINNING and containing approximately 0.0090 acres or 390 square feet of land.

- 26 - 2023

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900 BLAKE SUDDUTHD

Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

EXHIBIT 6 (Continued)

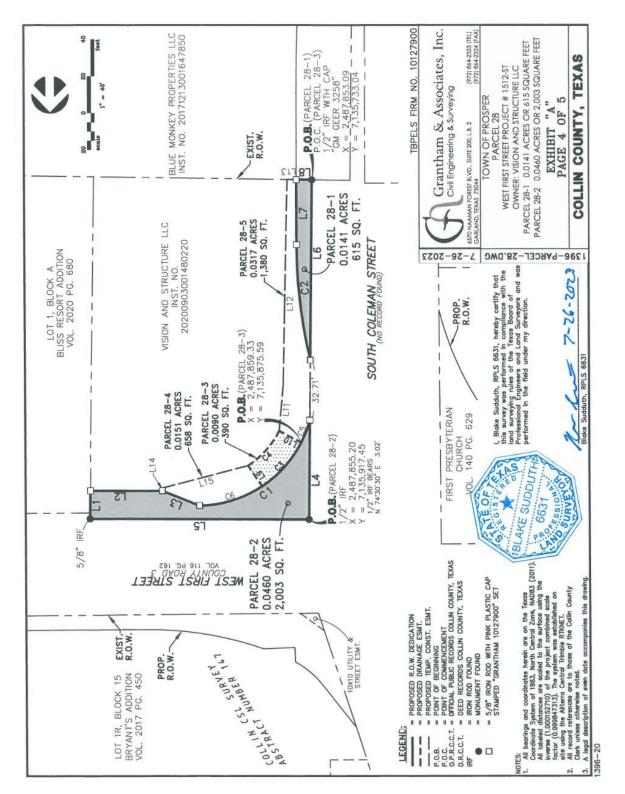


EXHIBIT 6 (Continued)

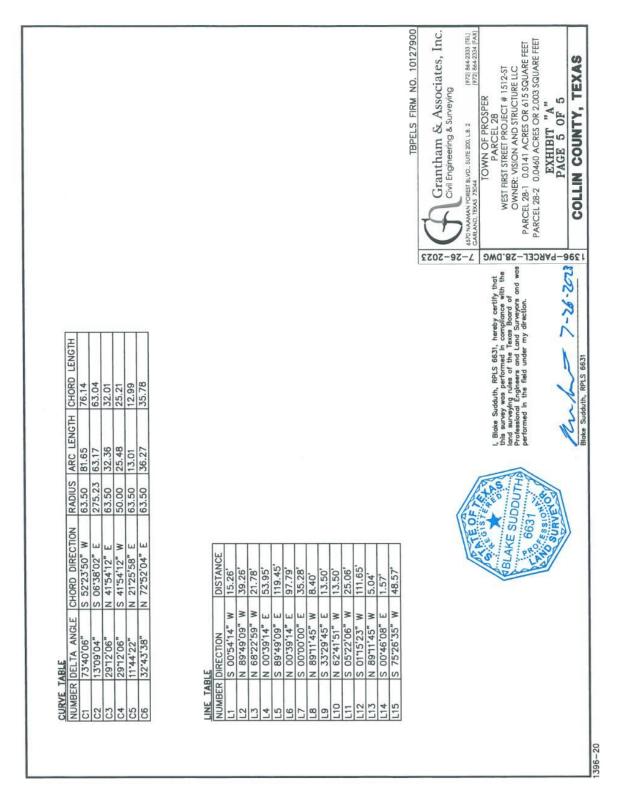


EXHIBIT 7

EXHIBIT "A"

Parcel 29 Haiby Coleman LLC Metes and Bounds Description 0.0621 Acres or 2,707 Square Feet

Parcel 29-1

Being a 0.0621-acre, 2,707 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed with Vendor's Lien to Haiby Coleman, LLC, recorded in Instrument Number 20190307000239890, Official Public Records, Collin County, Texas, and being Lot 1R, Block 15, Bryant's Addition, recorded in Volume 2017, Page 450, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with plastic cap stamped "TERRACORP" in the south line of East Second Street (called 60-foot right-of-way), and being the northeast corner of said Lot 1R and the northwest corner of a tract of land to Danny and Hilda Villanueva, recorded in Volume 5367, Page 8985, Deed Records, Collin County, Texas;

THENCE S 01°07'46" E, leaving the south line of said East Second Street and with said common line, a distance of 115.70 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,488,052.64

Y: 7,135,977.86

THENCE S 01°07'46" E, continuing with said common line, a distance of 7.66 feet to a point in the north line of East First Street (a variable width right-of-way) for the southeast corner of said Lot 1R and the southwest corner of said Danny and Hilda Villanueva tract;

THENCE S 89°27'28" W, with the north line of said East First Street and the south line of said Lot 1R, a distance of 202.54 feet to a point in the east line of South Coleman Street (a variable width right-of-way) and being the southwest corner of said Lot 1R;

THENCE N 18°10'38" W, with the east line of said South Coleman Street and the west line of said Lot 1R, a distance of 65.54 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found bent 5/8-inch iron rod bears the following courses and distances:

N 18°10'38" W, a distance of 5.13 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 17°39'21" W, a distance of 51.81 feet, to said bent 5/8-iron rod, for the northwest corner of said Lot 1R;

THENCE, leaving said common line and over and across said Lot 1R the following courses and distances:

Page 1 of 3

EXHIBIT 7 (Continued)

S 38°12'38" E, a distance of 28.29 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 23°19'13", a radius of 51.00 feet, a chord bearing S 49°26'36" E, a distance of 20.61 feet;

along said non-tangent curve to the left, an arc distance of 20.76 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

S 02°18'44" E, a distance of 7.85 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 87°32'16" E, a distance of 16.86 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a non-tangent curve to the left having a central angle of 19°49'40", a radius of 188.50 feet, a chord bearing S 80°43'59" E, a distance of 64.91 feet;

along said non-tangent curve to the left, an arc distance of 65.23 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900";

N 89°43'40" E, a distance of 108.44 feet to the POINT OF BEGINNING and containing approximately 0.0621 acres or 2,707 square feet of land.

-27-7023

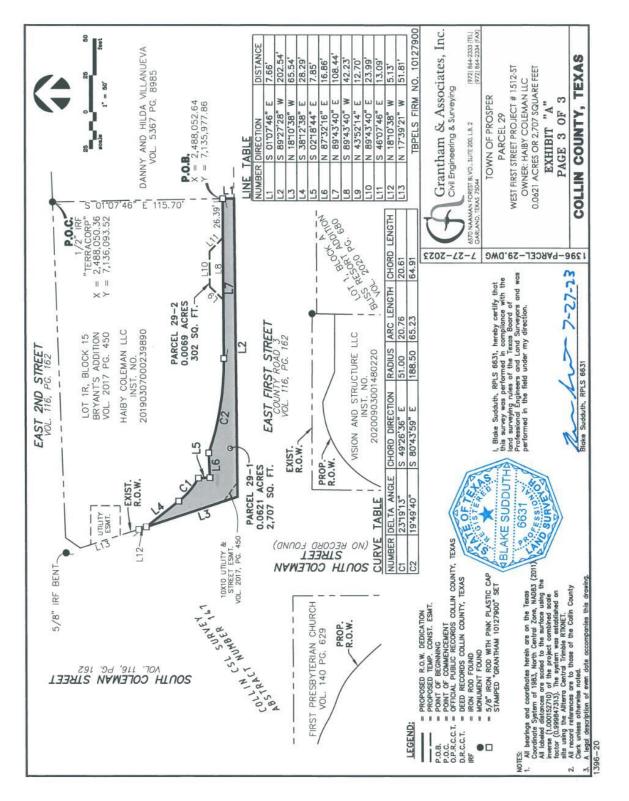
Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

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EXHIBIT 8

EXHIBIT "A"

Parcel 30 Bliss Pet Resort Properties LLC Metes and Bounds Description 0.0544 Acres or 2,371 Square Feet

Parcel 30

Being a 0.0544-acre, 2,371 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed with Vendor's Lien to Bliss Pet Resort Properties, LLC, recorded in Instrument Number 2022000140195, Official Public Records, Collin County, Texas, and being the same tract of land as part of Lot 1, Block A, Bliss Resort Addition, recorded in Volume 2020, Page 680, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 iron rod in the south line of East First Street (variable width right-of-way) and in the east line of South Coleman Street (variable width right-of-way) at the northwest corner of a tract of land to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas;

THENCE S 89°49'09" E, leaving the east line of said South Coleman Street and with the south line of East First Street and north line of said Vision and Structure, LLC, tract, a distance of 119.45 feet to a found 5/8 inch iron rod for the northeast corner of said Vision and Structure, LLC, tract;

THENCE S 00°54'14" W, with said common line, a distance of 3.13 feet to point for the northwest corner of said Lot 1, and being the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,974.58 Y: 7,135,913.94

THENCE N 89°53'41" E, leaving said common line and with the north line said Lot 1 and the south line of said East First Street, a distance of 114.22 feet to point in the west line of a tract of land to Hollman Holdings, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas, being the northeast corner on said Lot 1;

THENCE S 01°36'12" W, leaving the south line of East First Street and with the west line of said Hollman Holdings, LLC, tract, and the east line of said Lot 1, a distance of 2.44 feet;

THENCE, leaving said common line and over and across said Lot 1 the following courses and distances:

N 89°49'09" W, a distance of 0.85 feet;

S 19°25'45" W, a distance of 31.60 feet;

S 88°04'41" W, a distance of 25.87 feet;

N 56°59'56" W, a distance of 32.36 feet;

N 86°24'33" W, a distance of 50.08 feet,

Page 1 of 3

EXHIBIT 8 (Continued)

N 00°54'14" E, a distance of 12.13 feet to the POINT OF BEGINNING and containing approximately 0.0544 acres or 2,371 square feet of land.

7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

- 1. A drawing of even date accompanies this description.
- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

Page 2 of 3

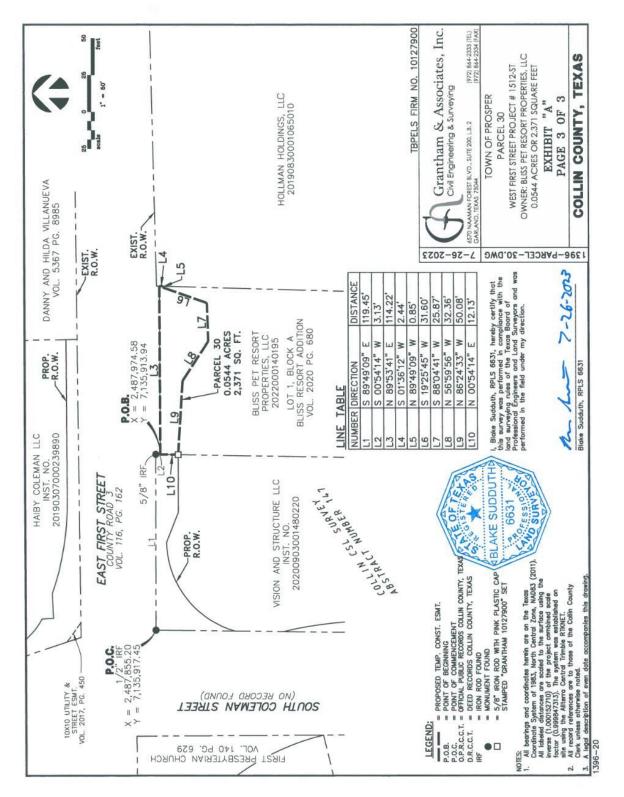


EXHIBIT 9

EXHIBIT "A"

Parcel 31 Hollman Holdings LLC Metes and Bounds Description 0.0058 Acres or 251 Square Feet

Parcel 31

Being a 0.0058-acre, 251 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Warranty Deed with Vendor's Lien to Hollman Holdings, LLC, recorded in Instrument Number 20190830001065010, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 iron rod in the south line of East First Street (variable width right-of-way) at the northwest corner of said Hollman Holdings, LLC, tract for the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,488,088.84

Y: 7,135,916.10

THENCE N 88°38'27" E, with the north line of said Hollman Holdings, LLC, tract and the south line of said East First Street, a distance of 56.96 feet to a point in said line;

THENCE, over and across said Hollman Holdings, LLC, tract the following courses and distances:

S 01°13'16" E, a distance of 4.40 feet;

S 88°39'35" W, a distance of 57.18 feet to a point in the west line of said Hollman Holdings, LLC, tract and the east line of Lot 1, Block A, Bliss Resort Addition, according to the plat thereof recorded in Volume 2020, Page 680, Official Public Records, Collin County, Texas;

THENCE N 01°36'12" E, with the common line of said tracts, passing at a distance of 2.76 feet a found 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING", continuing with said common line a total distance of 4.39 feet to the POINT OF BEGINNING and containing 0.0058 acres or 251 square feet of land.

7-26-2023

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

1. A drawing of even date accompanies this description.

Page 1 of 3

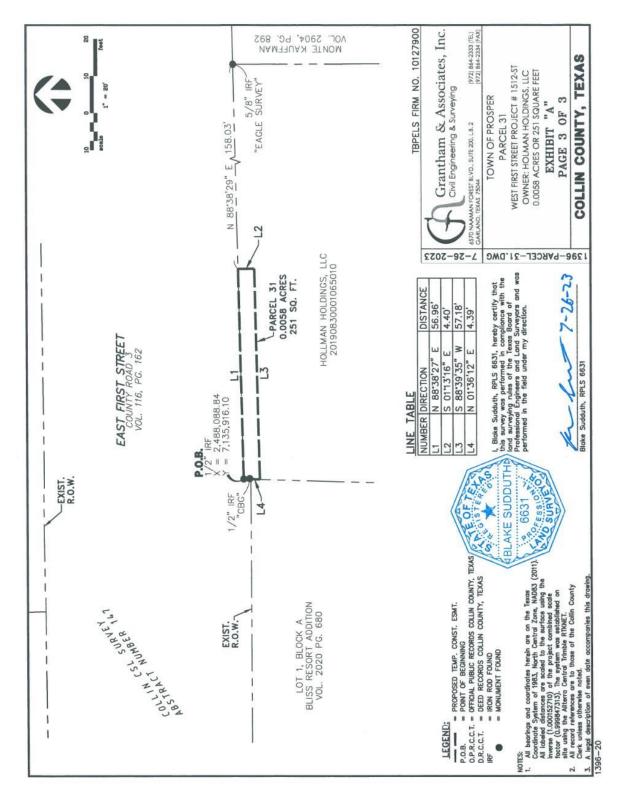
EXHIBIT 9 (Continued)

- 2. All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011). All labeled distances are scaled to the surface using the reciprocal (1.000152710) of the project combined scale factor (.999847313). The system was established on site using the Allterra Central Trimble RTKNET.
- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

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Page 2 of 3

EXHIBIT 9 (Continued)



Item 10.

EXHIBIT 10

EXHIBIT "A"

Parcel 32 Sudhir Vemu and Annie Shanthi Sudha Vemu Metes and Bounds Description 0.0108 Acres or 471 Square Feet

Parcel 32

Being a 0.0108-acre, 471 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by General Warranty Deed to Sudhir Vemu and Annie Shanthi Sudha Vemu, recorded in Instrument Number 2023000019423, Official Public Records, Collin County, Texas, and being part of Lots 10, 11 and 12, Block 13, Bryant's Addition, recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2-iron rod in the north line of East Second Street (called 60-foot right-of-way) and being in the east line of South Coleman Street (variable width right-of-way), for the southwest corner of said Vemu tract and the southeast corner of a tract of land to the Town of Prosper, recorded in Volume 474, Page 206, Deed Records, Collin County, Texas, also being in the south line of said Block 13, and the POINT OF BEGINNING of the herein described tract and having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,788.02 Y: 7,136,149.16

THENCE N 18°03'11" W, leaving the north line of said East Second Street and with the east line of said Town of Prosper tract and the west line of said Vemu tract, a distance of 97.93 feet to a point at the beginning of a tangent curve to the right having a central angle of 03°24'02", a radius of 818.51 feet, a chord bearing N 16°21'10" W, a distance of 48.57 feet;

THENCE, with said common line, along said tangent curve to the right, an arc distance of 48.58 feet to a point in the south line of a 20-foot alley, and being the northeast corner of said Town of Prosper tract;

THENCE N 88°28'03" E, leaving the east line of said Town of Prosper tract and with the north line of said Vemu tract and south line of said 20 foot alley, a distance of 2.05 feet to a point, from which a found 3/8-inch iron rod bears N 88°28'03" E, a distance of 84.22 feet for the northeast corner of said Vemu tract and the northwest corner of the amended plat of Bryant's First Addition, Block 13, Lot 9R, recorded in Slide P, Cabinet 782, Plat Records, Collin County, Texas, said point being the beginning of a non-tangent curve to the left having a central angle of 03°22'04", a radius of 816.51 feet, a chord bearing S 16°22'09" E, a distance of 47.99 feet;

THENCE leaving said common line and over and across said Vemu tract the following courses and distances:

along said non-tangent curve to the left, an arc distance of 47.99 feet;

S 18°03'11" E, distance of 41.79 feet;

S 63°03'11" E, distance of 5.88 feet;

Page 1 of 3

EXHIBIT 10 (Continued)

S 14°40'06" E, distance of 13.35 feet;

S 26°56'49" W, distance of 0.53 feet;

S 18°03'11" E, distance of 39.67 feet to a point in the north line of said East Second Street and the south line of said Vemu tract;

THENCE S 87°27'15" W, a distance of 5.19 feet to the POINT OF BEGINNING and containing approximately 0.0108 acres or 471 square feet of land.

7-2023

Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

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- 3. All record references are to those of the Collin County Clerk unless otherwise noted.

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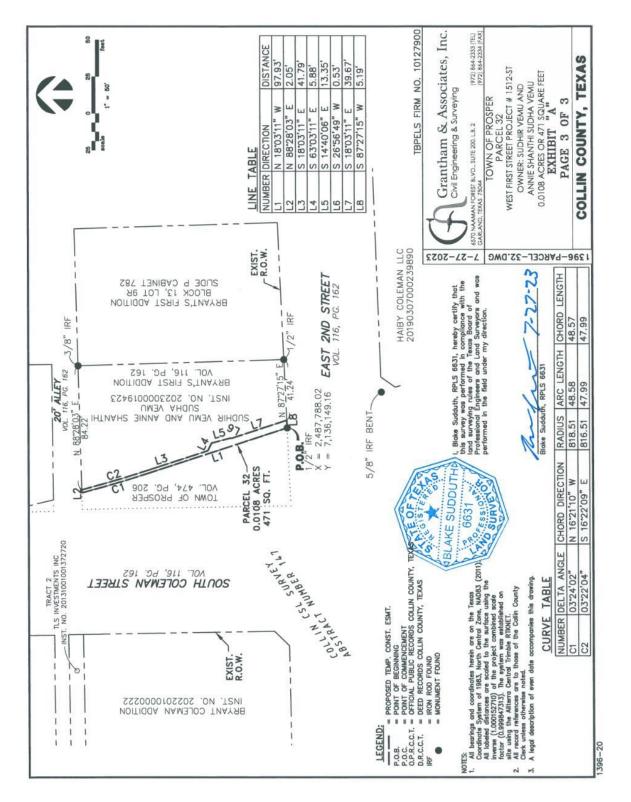


EXHIBIT 11

EXHIBIT "A" Parcel 33 BLUE MONKEY PROPERTIES, LLC Metes and Bounds Description 0.1135 Acres or 4,943 Square Feet

Parcel 33-1

Being a 0.1135-acre, 4,943 square foot tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that certain tract of land described by Special Warranty Deed to Blue Monkey Properties, LLC, recorded in Instrument Number 20171213001647850, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with red plastic cap stamped "GM GEER 3258" in the east line of South Coleman Street (variable width right-of-way) and being in the north line of said Blue Monkey Properties, LLC, tract and also being the southwest corner of a tract of land to Vision and Structure, LLC, recorded in Instrument Number 20200903001480220, Official Public Records, Collin County, Texas, said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone, NAD83(2011); X: 2,487,853.09 Y: 7,135,733.04

THENCE S 89°11'45" E, leaving the east line of said South Coleman Street and with said common line, a distance of 8.40 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900", from which a found 1/2-inch iron rod bears S 89°11'45" E, a distance of 223.00 feet for the northeast corner of said Blue Monkey Properties, LLC, tract;

THENCE S 00°00'00" E, leaving said common line of over and across said Blue Monkey Properties, LLC, tract a distance of 46.63 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" and the beginning of a tangent curve to the right having a central angle of 06°39'40", a radius of 1086.50 feet, a chord bearing S 03°19'50" W, a distance of 126.24 feet;

THENCE, continuing over and across said Blue Monkey Properties, LLC, tract, and with said tangent curve to the right, an arc distance of 126.31 feet to a set 5/8-inch capped iron rod with pink plastic cap stamped "GRANTHAM 10127900" in the south line of said Blue Monkey Properties, LLC, tract and being in a northerly line of a tract of land to 289 (Preston) & 380, L.P., recorded in Instrument Number 20190118000061180, Official Public Records, Collin County, Texas;

THENCE N 89°11'45" W, with said common line a distance of 24.09 feet to a point in said South Coleman Street, and being the southwest corner of said Blue Monkey Properties, LLC, tract;

THENCE N 00°40'51" E, with the west line of said Blue Monkey Properties, LLC, tract and with said South Coleman Street, a distance of 172.75 feet to a point for the northwest corner of said Blue Monkey Properties, LLC, tract;

THENCE S 89°11'45" E, with the north line of said Blue Monkey Properties, LLC, tract a distance of 20.97 feet to the to the POINT OF BEGINNING and containing approximately 0.1135 acres or 4,943 square feet of land.

Page 1 of 3

EXHIBIT 11 (Continued)

7-27-2023

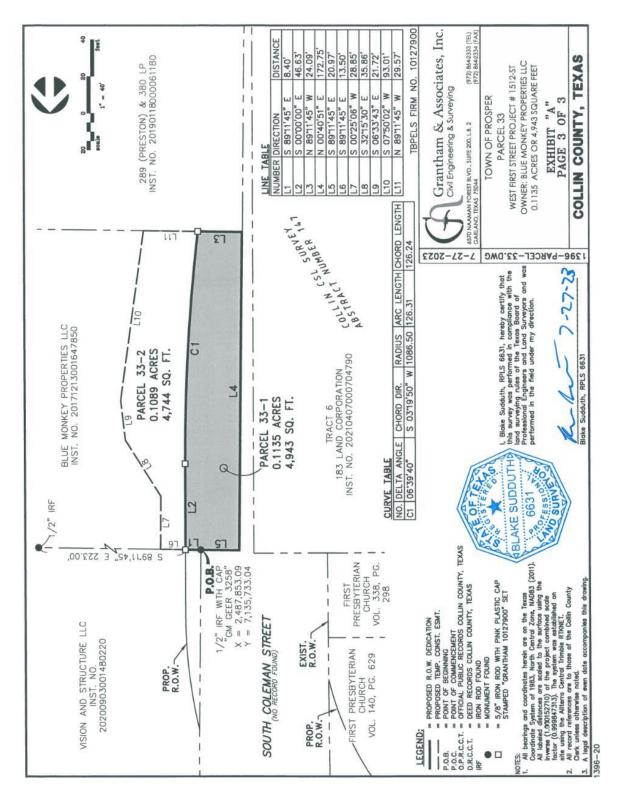
Blake Sudduth, RPLS, Texas Registration No. 6631 6570 Naaman Forest Blvd., Suite 200, L.B. 2 Garland, Texas 75044 Firm Number. 10127900



Notes:

- 1. A drawing of even date accompanies this description.
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EXHIBIT 11 (Continued)





First Street Right-of-way and Easement Acquisition Overall Location Map

Right-of-way



#

Right-of-way & Easement

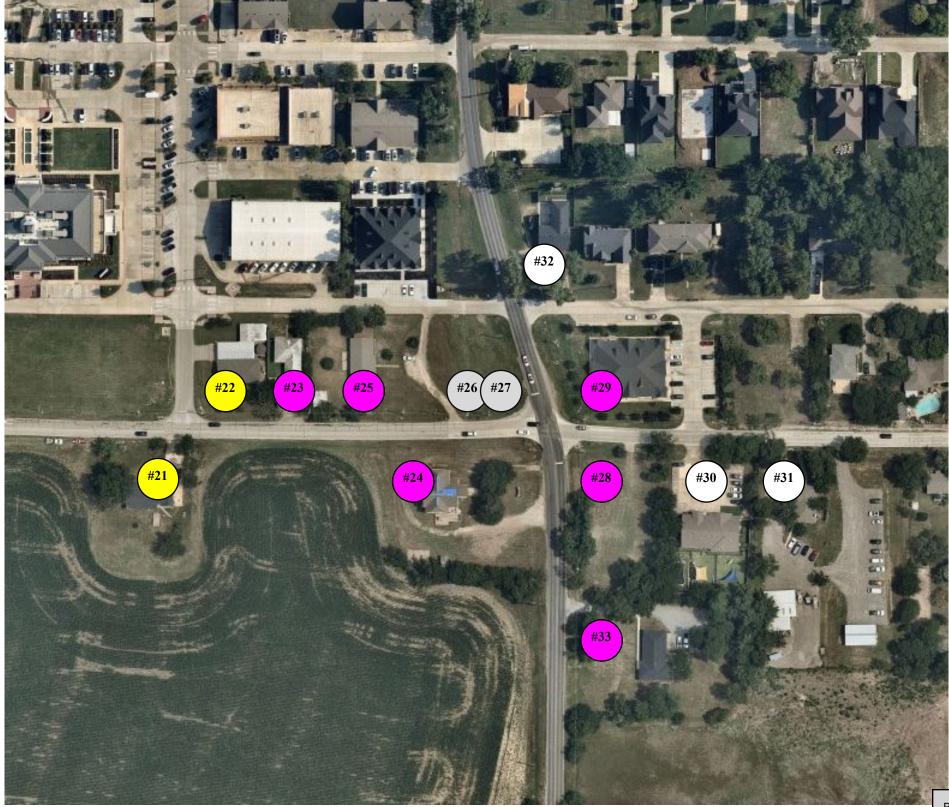


Easement



Town of Prosper / Existing ROW

PARCEL #	OWNER	Right- of way (acres)	Easement (Acres)
21	SANDRA SHRADER OMOHUNDRO	0.1140	
22	RODOLFO SOTO	0.0476	
23	SABA NAZ NASIR AND UMAIMA NASIR	0.0293	0.0049
24	FIRST PRESBYTERIAN CHURCH	0.2884	0.2054
25	KASI & JAGADISH K DARIMADUGU	0.1335	0.0283
26	TOWN OF PROSPER		
27	TOWN OF PROSPER		
28	VISION AND STRUCTURE, LLC	0.0601	0.0241
29	HAIBY COLEMAN, LLC	0.0621	0.0069
30	BLISS PET RESORT PROPERTIES, LLC		0.0544
31	HOLLMAN HOLDINGS, LLC		0.0058
32	SUDHIR VEMU AND ANNIE SHANTHI SUDHA VEMU		0.0108
33	BLUE MONKEY PROPERTIES, LLC	0.1135	0.1089



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FINANCE

10:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Mario Canizares, Town Manager Robert B. Scott, Deputy Town Manager
Re:	Preliminary FY 2023-2024 Budget
	Town Council Meeting – August 8, 2023

Agenda Item:

Discuss and consider submission of the Preliminary FY 2023-2024 Budget. (CL)

Description of Agenda Item:

In accordance with Town Charter, the referenced documentation completes the Town Manager's submission of the Preliminary Budget and Budget Message for Fiscal Year 2023-2024. The FY 2023-2024 Preliminary Budget, including the Budget Message from the Town Manager, was submitted to the Town Council under separate cover.

Town Staff Recommendation:

Town staff has submitted the FY 2023-2024 Preliminary Budget and Budget Message under separate cover to the Town Council for review.



FINANCE

То:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Mario Canizares, Town Manager Robert B. Scott, Deputy Town Manager
Re:	No-New-Revenue & Voter-Approval Tax Rates
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon accepting submission of the tax year 2023, fiscal year 2023-2024, no-new-revenue tax rate of \$0.448160 per \$100 taxable value and the voter-approval tax rate of \$0.51 per \$100 taxable value. (CL)

Description of Agenda Item:

State law requires municipalities to submit to their governing boards and publish in a local newspaper a notice showing their no-new-revenue and voter-approval tax rates and the noticeand-hearing limit for the upcoming fiscal year. The no-new-revenue rate will produce the same amount of tax revenue if applied to the same properties in both years. The voter-approval rate is the highest tax rate the Town can set without holding an election to seek voter approval of the rate.

All taxing units that levied property taxes in tax year 2022, fiscal year 2022-2023, and intend to levy them in tax year 2023, fiscal year 2023-2024, must calculate a no-new-revenue tax rate and a voter-approval tax rate. Although the actual calculation is more detailed, the Town's no-new-revenue tax rate is generally equal to the prior year's taxes divided by the current taxable value of properties that were also on the tax roll in the prior year.

The no-new-revenue tax rate is intended to enable the public to evaluate the relationship between taxes for the current year and taxes that a proposed tax rate would produce if applied to the same properties taxed in both years.

The voter-approval tax rate is split into two separate components: an operating and maintenance rate and a debt rate. The voter-approval rate calculation allows municipalities to raise 3.5 percent of the prior year's operating and maintenance money, plus the necessary debt rate.

State law also requires municipalities to publish the no-new-revenue tax rate and a voter-approval tax rate, and to hold one public hearing if the proposed tax rate exceeds the lower of the no-new-revenue or voter-approval tax rate. Because the Town's proposed tax rate of \$0.510000 is higher than the no-new-revenue tax rate of \$0.448160, the Town is required to hold one public hearing on the tax rate.

Attached Documents:

1. 2023 Tax Rate Calculation Worksheet

Town Staff Recommendation:

Town Staff recommends that the Town Council accept the submission of the tax year 2023, fiscal year 2023-2024, no-new-revenue tax rate of \$0.448160 per \$100 taxable value and the voter-approval tax rate of \$0.51 per \$100 taxable value.

Proposed Motion:

I move to accept the submission of the tax year 2023 no-new-revenue tax rate of \$0.448160 per \$100 taxable value and the voter-approval tax rate of \$0.51 per \$100 taxable value.

2023 Tax Rate Calculation Worksheet Taxing Units Other Than School Districts or Water Districts

Town of Prosper	972-346-2640
Taxing Unit Name	Phone (area code and number)
250 W. First Street, Prosper, TX 75078	www.prospertx.gov
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements or Comptroller Form 50-884 Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts or Comptroller Form 50-860 Developed Water District Voter-Approval Tax Rate Worksheet.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	ne No-New-Revenue Tax Rate Worksheet	
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$6,676,911,597
4.	2022 total adopted tax rate.	\$/\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value.	
	A. Original 2022 ARB values:	
	B. 2022 values resulting from final court decisions:	
	C. 2022 value loss. Subtract B from A. ³	\$
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25. A. 2022 ARB certified value: \$ 127,193,325	
	B. 2022 disputed value:	
	C. 2022 undisputed value. Subtract B from A. ⁴	\$
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$117,169,810

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13) ⁴ Tex. Tax Code §26.012(13)

Inter No-Nee-Revenue Tax Bate Worksheet Annual Item 1 6. 2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add line 1 and Line 7. g. 0.734.081.407 7. 2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed iter for encycle property first qualified for an exemption in 2023. If the taxing unit increased an onighal exemption, use in formation of the information of the order part of the taxing unit increased an onighal exemption in 2023 does not create a new exemption inthe 2023 erecrelends in 2004 or 2002 erecreates a new exemption in	2023	2023 Tax Rate Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts		
9. 2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed territory. 5 1.442 10. 2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit iterasticat an origical exemption, use the difference between the original exemption amount and the increased exempted on an continucle value to due to freeport, goods: in the semptions. Use 2022 market value:	Line	No-New-Revenue Tax Rate Worksheet	Amount Item 12.	
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In the difference between the original exemptions and the increased exempted amount. Do not include value lost due to frequority goods- in-transit, importary disaster exemptions. Note hall owering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value. § 66,001,210 8. Paperlial exemptions. Use 2022 market value: \$ 264,244,078 11. 2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use proper- ties that qualified in 2022. \$ 0 12. Total adjustments for lost value. Add Lines 9, 10C and 11C. \$ 321,046,736 13. 2022 captured value. Subtract B from A. ⁷ \$ 0 14. 2022 total leys. Subtract B from A. ⁷ \$ 0 15. Adjusted 2022 total leys. Multiply Line 4 by Line 14 and divide by \$100. \$ 321,046,736 15. Adjusted 2022 total leys. Multiply Line 4 by Line 14 and divide by \$100. \$ 321,046,736 16. Toxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds that by S100. \$ 32,1046,339 16. Toxes refunded for years preceding tax year 2022. Types of refunds by the taxing unit for tax years preceding tax year 2022. Types of refunds include and taxes include homeoners age 65 or older or diaxed. \$ 32,409,022 17. Adjusted 2022 total leys. Multiply Line 4 b	9.		\$	
Image: second	10.	the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods- in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.		
11.2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use proper- tex but qualified in 2022. s_{0} a.2022 market value: s_{0} b.2023 productivity or special appraised value: s_{0} c.Value loss. Subtract B from A. 7 s_{0} 12.Total adjustments for lost value. Add Lines 9, 10C and 11C. s_{0} 13.2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. "If the taxing unit has no captured appraised value14.2022 total value. Subtract Line 12 and Line 13 from Line 8. s_{0} 15.Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100. s_{3} 16.Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of frunks include courd decisions 252(50) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax years 2022. It is used to tax years preceding tax years 2022. It is used to the total taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified exiluees of values and includes the total taxable value on the 2023 certified appraisal roll today. This value includes only certified values and includes the total taxable value on the 2023 certified appraisal roll to		B Partial eventtions 2023 exemption amount or 2023 percentage exemption		
a paperaisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2023. $s 0$ A. 2022 market value: $s 0$ B. 2023 productivity or special appraised value: $-s 0$ C. Value loss. Subtract B from A. ⁷ $s 0$ 12.Total adjustments for lost value. Add Lines 9, 10C and 11C. $s 321,046,736$ 13.2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ¹¹ If the taxing unit has no captured appraised value in line 180, enter 0. $s 6.307,713,669$ 14.2022 total value. Subtract Line 12 and Line 13 from Line 8. $s 6.307,713,669$ 15.Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100. $s 32.169,339$ 16.Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. ⁹ 17.Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁹ $s 32.499,022$ 18.Total 2023 taxable value on the 2023 capttref appraisal roll today. This value includes only certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabed. ¹¹ A.Certified values: $s 8.762.966,980$ 8.Counties: Include railroad rolling stock values certified by the Comptroller's office:+ 50.Tax increment financing: Deduct the 2023 captured appraised value of proper		C. Value loss. Add A and B. ⁶	\$	
B. 2023 productivity or special appraised value:- s0C. Value loss. Subtract B from A. 7s012. Total adjustments for lost value. Add Lines 9, 10C and 11C.s321,046,73613. 2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. "If the taxing unit has no captured appraised value in line 180, enter 0.s66,307,713,66914. 2022 total value. Subtract Line 12 and Line 13 from Line 8.s6.307,713,669s32,169,33915. Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.ss32,169,33916. Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. or ferifunds indude court decisions, Tax Code Section 32,51(b) and (c) corrections and Tax Code Section 31,11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. "s32,489,02217. Adjusted 2022 taxable value on the 2023 certified appraisal roll today. This value includes on certified values or certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. "s32,489,02218. Counties: Include railroad rolling stock values certified by the comptroller's office:	11.	appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.		
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increment financing zone for which 2022 taxes were deposited into the tax increment fund. *If the taxing unit has no captured appraised value in line 18D, enter 0. \$ 165,321,002 14. 2022 total value. Subtract Line 12 and Line 13 from Line 8. \$ 6,307,713,669 15. Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100. \$ 32,169,339 16. Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25,25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. * \$ 32,499,022 17. Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰ \$ 32,499,022 18. Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or olfashled. ¹⁰ 8. Counties: Include railroad rolling stock values certified by the Comptroller's office:	12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$321,046,736	
15. Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100. \$ 32,169,339 16. Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25,25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. 9 \$ 329,683 17. Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. 10 \$ 32,499,022 18. Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. 11 \$ 8,762,965,980 8. Counties: Include railroad rolling stock values certified by the Comptroller's office:	13.	increment financing zone for which 2022 taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value	\$	
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2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. 9 \$ <u>329,683 </u> <u>\$ </u>	15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$	
 18. Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: B. Counties: Include railroad rolling stock values certified by the Comptroller's office: C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹²	16.	2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not	\$	
and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values:	17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. 10	\$	
 B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	18.	and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or		
 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:		A. Certified values:		
for the current tax year for the first time as pollution control or energy storage system property: - \$ D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 195,032,819		B. Counties: Include railroad rolling stock values certified by the Comptroller's office:		
unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹²		C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:		
E. Total 2023 value. Add A and B, then subtract C and D. \$\$		unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment		
		E. Total 2023 value. Add A and B, then subtract C and D.	\$8,567,933,161	

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2023	2023 Tax Rate Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts Form 50-1			
Line	No-New-Revenue Tax Rate Worksheet			
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³			
	 A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴			
	 B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵			
	C. Total value under protest or not certified. Add A and B.	\$	57	
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$694,525,56	58	
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. 17	\$8,140,263,	860	
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$_ ⁰		
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$	33	
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$888,617,93	33	
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 7,251,645 ,	927	
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. 20	\$0.448160	/\$100	
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$	/\$100	

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- 1. Maintenance and Operations (M&O) Tax Rate: The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- 2. Debt Rate: The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$/\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the No-New-Revenue Tax Rate Worksheet.	\$

¹⁸ Tex. Tax Code §26.012(17)

- 20 Tex. Tax Code §26.04(c)
- ²¹ Tex. Tax Code §26.04(d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d) ¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)(B

¹⁹ Tex. Tax Code §26.012(17)

2023 Tax Rate Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts Form 50-856 Item 12. **Voter-Approval Tax Rate Worksheet** Line Amoun 22,408,918 30. Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100 Ś Adjusted 2022 levy for calculating NNR M&O rate. 31. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not 213,761 include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment Β. zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in 523,897 Line 18D, enter 0..... - \$ С. **2022 transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if s -310,136 discontinuing function and add if receiving function..... Ε. Add Line 30 to 31D. 22,098,782 Ś 7,251,645,927 32. Adjusted 2023 taxable value. Enter the amount in Line 25 of the No-New-Revenue Tax Rate Worksheet. Ś 0.304741 33. 2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100. Ś /\$100 34. Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0. Α. **2023 state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they 0 have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Ś B. **2022 state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received 0 by the county for the same purpose. Enter zero if this is the first time the mandate applies..... _ \$ \$_0 Subtract B from A and divide by Line 32 and multiply by \$100..... /\$100 С. \$ ⁰ D. Enter the rate calculated in C. If not applicable, enter 0. /\$100 35. Rate adjustment for indigent health care expenditures. 24 If not applicable or less than zero, enter 0. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the A. maintenance and operation cost of providing indigent health care for the period beginning on \$ ⁰ July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for B. the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose..... \$ ⁰ C. Subtract B from A and divide by Line 32 and multiply by \$100..... /\$100 \$ ⁰ D. Enter the rate calculated in C. If not applicable, enter 0. /\$100

Page 4

2023	3 Tax Rate	e Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts		For	m 50-856
Line		Voter-Approval Tax Rate Worksheet		Amount	Item 12.
36.		djustment for county indigent defense compensation. ²⁵ applicable or less than zero, enter 0.			
	Α.	2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose	\$		
	В.	2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose	\$		
	c.	Subtract B from A and divide by Line 32 and multiply by \$100	\$/\$100		
	D.	Multiply B by 0.05 and divide by Line 32 and multiply by \$100	\$/\$100		
	E.	Enter the lesser of C and D. If not applicable, enter 0.		\$	/\$100
37.		djustment for county hospital expenditures. ²⁶ Applicable or less than zero, enter 0.			
	Α.	2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023.	\$		
	В.	2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022.	\$		
	C.	Subtract B from A and divide by Line 32 and multiply by \$100	\$/\$100		
	D.	Multiply B by 0.08 and divide by Line 32 and multiply by \$100	\$/\$100		
	E.	Enter the lesser of C and D, if applicable. If not applicable, enter 0.		\$_ ⁰	/\$100
38.	ity for t	djustment for defunding municipality. This adjustment only applies to a municipality that is considered to be he current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only appli lation of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Se ation.	es to municipalities with		
	A.	Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	\$		
	В.	Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year	\$		
	с.	Subtract B from A and divide by Line 32 and multiply by \$100	\$/\$100		
	D.	Enter the rate calculated in C. If not applicable, enter 0.		\$_0	/\$100
39.	Adjust	ed 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.		\$0.304741	/\$100
40.	tional s	ment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that coll ales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate fo units, enter zero.			
	A.	Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	\$		
	В.	Divide Line 40A by Line 32 and multiply by \$100	\$/\$100		
	с.	Add Line 40B to Line 39.		\$0.304741	/\$100
41.	Sp: - 01	oter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. ecial Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. r - her Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.		\$ <u>0.315406</u>	/\$100

²⁵ Tex. Tax Code §26.0442
 ²⁶ Tex. Tax Code §26.0443

2023 Tax Rate Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts Form 50-856 Item 12 Line **Voter-Approval Tax Rate Worksheet** Amour D41. Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit gualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not gualify, do not complete \$_⁰ Disaster Line 41 (Line D41). /\$100 Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid 42. on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸ 14,945,237 Enter debt amount 0 B. Subtract unencumbered fund amount used to reduce total debt. - Ś 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - Ś -\$0 D. Subtract amount paid from other resources 14,945,237 E. Adjusted debt. Subtract B, C and D from A. 370.200 Certified 2022 excess debt collections. Enter the amount certified by the collector. 29 43. 14,575,037 44. Adjusted 2023 debt. Subtract Line 43 from Line 42E. Ś 2023 anticipated collection rate. 45. 100.00 Enter the 2023 anticipated collection rate certified by the collector. ³⁰ Α. % 103 75 Enter the 2022 actual collection rate. B. % 101 37 Enter the 2021 actual collection rate. С. % 101.01 D. Enter the 2020 actual collection rate. % If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest E. collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the 101.01 prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹ % 14,429,301 46. 2023 debt adjusted for collections. Divide Line 44 by Line 45E. 8,140,263,860 47. 2023 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet. Ś 0.177258 2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100. 48. Ś /\$100 49. 2023 voter-approval tax rate. Add Lines 41 and 48. 0.492664 Ś /\$100 D49. Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48. \$ /\$100

- 27 Tex. Tax Code §26.042(a)
- ²⁸ Tex. Tax Code §26.012(7)
 ²⁹ Tex. Tax Code §26.012(10) and 26.04(b)

³⁰ Tex. Tax Code §26.04(b)

³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Fo<u>rm 50-856</u>

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2023 Tax Rate Calculation Worksheet	– Taxing Units Other Than	School Districts or water District

Line	Voter-Approval Tax Rate Worksheet	Amount	Item 12.	
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$_0	/\$100	

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of esti- mated sales tax revenue. ³³	
	Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴	
	Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$
53.	2023 total taxable value. Enter the amount from Line 21 of the No-New-Revenue Tax Rate Worksheet.	\$
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$/\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the No-New-Revenue Tax Rate Worksheet.	0.448160 \$/\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	0.448160 \$/\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$/\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	0.492664 \$/\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$
60.	2023 total taxable value. Enter the amount from Line 21 of the No-New-Revenue Tax Rate Worksheet.	\$
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$/\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$\$100

³² Tex. Tax Code §26.041(d) ³³ Tex. Tax Code §26.041(i)

- ³⁴ Tex. Tax Code §26.041(d)
- ³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

37 Tex. Tax Code §26.045(d)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years. ³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; ⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); ⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. ⁴³

Line		Unused Increment Rate Worksheet		Amount/Rate	
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.				
	A.	Voter-approval tax rate (Line 67)	\$		
	В.	Unused increment rate (Line 66).	\$/\$100		
	C.	Subtract B from A	\$/\$100		
	D.	Adopted Tax Rate	\$/\$100		
	E.	Subtract D from C	\$0.025825/\$100		
64.	Year 2	component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approv	al tax rate.		
	A.	Voter-approval tax rate (Line 67)	\$/\$100		
	В.	Unused increment rate (Line 66)	\$/\$100		
	C.	Subtract B from A	\$/\$100		
	D.	Adopted Tax Rate	\$/\$100		
	E.	Subtract D from C	\$/\$100		
65.	Year 1	component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approv	al tax rate.		
	A.	Voter-approval tax rate (Line 65)	\$		
	В.	Unused increment rate (Line 64)	\$/\$100		
	С.	Subtract B from A	\$/\$100		
	D.	Adopted Tax Rate	\$/\$100		
	E.	Subtract D from C	\$/\$100		
66.	66. 2023 unused increment rate. Add Lines 63E, 64E and 65E.			\$/	/\$100
67.		2 023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following line 49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with p		\$_0.510000_/	/\$100

- 40 Tex. Tax Code §26.013(c)
- ⁴¹ Tex. Tax Code §§26.0501(a) and (c) ⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022

44 Tex. Tax Code §26.012(8-a)

Form 50-856

⁴³ Tex. Tax Code §26.063(a)(1)

⁴⁵ Tex. Tax Code §26.063(a)(1)

Item 12

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.44

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. 45

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the Voter-Approval Tax Rate Worksheet	\$/\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	\$
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$/\$100
71.	2023 debt rate. Enter the rate from Line 48 of the Voter-Approval Tax Rate Worksheet.	\$/\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$/\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the
 assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster
 occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate
 without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the No-New-Revenue Tax Rate Worksheet.	\$/\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$/\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$/\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the No-New-Revenue Tax Rate Worksheet.	6,307,713,669 \$
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the No-New-Revenue Tax Rate Worksheet.	\$
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. 49	\$/\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f) ⁴⁸ Tex. Tax Code §26.042(c)

2023	2023 Tax Rate Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts For		
Line	Emergency Revenue Rate Worksheet	Amoun	Item 12.
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$	/\$100
SEC	TION 8: Total Tax Rate		
Indica	te the applicable total tax rates as calculated above.		
	No-new-revenue tax rate. As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). ndicate the line number used: <u>26</u>	\$0.448160	/\$100
	/oter-approval tax rate As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), .ine 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). ndicate the line number used: <u>67</u>	\$\$\$	/\$100
	De minimis rate. f applicable, enter the 2023 de minimis rate from Line 72.	\$0.000000	/\$100
SEC	TION 9: Taxing Unit Representative Name and Signature		
Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. ⁵⁰			



sign here Taxing Unit Dean Taxing Unit Depresentative

8/04/2023

Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)



FINANCE

10:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Mario Canizares, Town Manager Robert B. Scott, Deputy Town Manager
Re:	2023 Certified Appraisal Roll
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon an ordinance establishing the tax year 2023 certified appraisal roll. (CL)

Description of Agenda Item:

Section 26.04 of the Texas Tax Code mandates that a taxing unit's assessor "shall submit the appraisal roll for the unit showing the total appraised, assessed, and taxable values of all property and the total taxable value of new property to the governing body of the unit by August 1 or as soon thereafter as practicable."

The roll lists all taxable property and values within the Town limits for tax year 2023, fiscal year 2023-2024. The Town will also be required to approve the tax roll after the property tax rate is set.

There are four main parts to the property tax system. First, the Denton Central Appraisal District (DCAD) and the Collin Central Appraisal District (CCAD) set the value of the property within Prosper each year. Second, the Appraisal Review Boards (ARB's) settle any disagreements between the taxpayers and the appraisal districts about the value of property.

Third, by contract the Collin County Tax Collector's Office performs tax collection for the Town. The Office also calculates the no-new-revenue tax rate and voter-approval tax rate required by state law.

The total freeze adjusted taxable value on the tax year 2023, fiscal year 2023-2024, appraisal roll, including estimated values under protest, is \$8,335,296,679 which is 25.99% higher than last year. The total value before the freeze adjustment is \$9,029,822,247.

Fourth, once the tax rate is approved, the Town will be able to begin collecting its tax year 2023 tax levy (i.e., property tax revenue). These funds will be used to cover operating and maintenance expenses as well as debt service.

Legal Obligations and Review:

Attached Documents:

1. Proposed Ordinance

Town Staff Recommendation:

Town Staff recommends that the Town Council approve an ordinance establishing the tax year 2023 certified appraisal roll.

Proposed Motion:

I move to approve an ordinance establishing the tax year 2023 certified appraisal roll.

Item 13.

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, APPROVING THE 2023 APPRAISAL ROLL; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Denton Central Appraisal District (DCAD) and the Collin Central Appraisal District (CCAD) prepare the certified appraisal rolls and rolls under protest of the taxable property in the Town of Prosper, Texas (Town); and

WHEREAS, the Town uses the certified appraisal rolls and rolls under protest received from the DCAD and CCAD to calculate the tax rate and rollback tax rate applicable to taxable property in the Town; and

WHEREAS, approval by the Town of the certified appraisal roll is required by state law as an integral part of the Town's ability to levy and collect property taxes.

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

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual determinations of the Town and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

The Town Council hereby approves the certified total taxable (before freeze loss) value on the 2023 appraisal roll of the Town in the amount of \$9,029,822,247 assessed valuation, based on the certified appraisal rolls and rolls under protest as approved by the Appraisal Review Boards of the DCAD and the CCAD.

SECTION 3

Any and all ordinances, resolutions, rules, regulations, policies, or provisions in conflict with the provisions of this Ordinance are hereby repealed and rescinded to the extent of the conflict herewith.

SECTION 4

If any section, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof by any persons or circumstances is held invalid in any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and, the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, BY A VOTE OF _____ TO ____, ON THIS 8TH DAY OF AUGUST, 2023.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



FINANCE

To:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Mario Canizares, Town Manager Robert B. Scott, Deputy Town Manager
Re:	FY 2023-2024 Property Tax Rate
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon a proposed FY 2023-2024 property tax rate. (CL)

Description of Agenda Item:

This agenda item is to set the proposed tax rate to publish for consideration. According to Section 26.05(d) of the Property Tax Code, the Town is required to hold one public hearing and publish a newspaper ad <u>if</u> proposing to consider a tax rate that exceeds the no-new-revenue rate or voter-approval rate, whichever is lower. The rate the Town finally adopts *can be lower* than the proposed and published rate, but *it cannot exceed* it without undergoing the required posting requirements and timeframes. **This item requires a record vote**.

Budget Impact:

Cost to publish the notice is budgeted, if required.

Town Staff Recommendation:

Town Staff recommends that the Town Council propose a rate of \$0.51 per \$100 in valuation.

If making your motion according to staff's recommendation, please use the following:

Proposed Motion:

I move to place a proposal to adopt a FY 2023-2024 tax rate of fifty-one cents (\$0.51) per one hundred dollars (\$100) of valuation on the September 12, 2023, Town Council Agenda.



FINANCE

То:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Mario Canizares, Town Manager Robert B. Scott, Deputy Town Manager
Re:	Scheduling Public Hearing on the FY 2023-2024 Proposed Budget.
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon scheduling a public hearing on the FY 2023-2024 proposed Budget. (CL)

Description of Agenda Item:

Chapter 102 of the Texas Local Government Code requires the Town to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines.

September 12 is a regular meeting date of the Town Council. This date meets the Public Hearing requirements of the Local Government Code. Given the timelines for publishing in the Prosper Press, staff will be submitting the notice of the public hearings on the proposed budget to print in the August 27 Frisco Enterprise.

Budget Impact:

The cost to publish the notice is budgeted through the Town Secretary's office.

Town Staff Recommendation:

Town Staff recommends the Town Council schedule a public hearing on the FY 2023-2024 proposed Budget for September 12, 2023.

Proposed Motion:

I move to schedule a public hearing on the FY 2023-2024 proposed Budget for September 12, 2023, at 6:15 p.m. with the meeting taking place in the Council Chambers of Prosper Town Hall, located at 250 W First St, Prosper, TX.

TOWN OF PROSPER NOTICE OF PUBLIC HEARING

Notice is hereby given that the Prosper Town Council will conduct one Public Hearing on the proposed Fiscal Year 2023-2024 Town of Prosper Annual Budget. The Public Hearing will be held at a Regular Meeting on **Tuesday, September 12, 2023, at 6:15 p.m.** in the Council Chambers of Prosper Town Hall, 250 W. First Street, Prosper, Texas.

This budget will raise more total property taxes than last year's budget by \$7,378,985, or 21.62%, and of that amount, \$4,531,952 is tax revenue to be raised from new property added to the tax roll this year.

Anyone wishing to speak either FOR or AGAINST the proposed Fiscal Year 2022-2023 Annual Budget is invited to attend the Public Hearing and voice his/her opinion.

For further information, contact the Finance Director, Town of Prosper, 250 W. First Street, Prosper, Texas, or by telephoning 972-569-1009.

/s/ Michelle Lewis Sirianni, Town Secretary

(To be published in the Frisco Enterprise on Sunday, August 27, 2023)



FINANCE

То:	Mayor and Town Council
From:	Chris Landrum, Finance Director
Through:	Mario Canizares, Town Manager Robert B. Scott, Deputy Town Manager
Re:	Scheduling Public Hearing on the FY 2023-2024 Tax Rate
	Town Council Meeting – August 8, 2023

Agenda Item:

Consider and act upon scheduling a public hearing on the proposed FY 2023-2024 tax rate. (CL)

Description of Agenda Item:

Section 26.05(d) of the Texas Property Tax Code requires taxing entities to hold one public hearing and publish newspaper ads before adopting a tax rate that exceeds the lower of the voter-approval tax rate (\$0.51) or the no-new-revenue tax rate (\$0.448160).

Section 26.06(d) of the Texas Property Tax Code states the governing body may vote on the proposed tax rate at the public hearing. If the governing body does not vote on the proposed tax rate at the public hearing, the governing body shall announce at the public hearing the date, time, and place of the meeting at which it will vote on the proposed tax rate.

Section 26.06(e) of the Texas Property Tax Code states that a meeting to vote on the tax increase may not be held later than the seventh day after the date of the public hearing. Due to this limitation, we are requesting to hold the public hearing and vote on the tax rate on September 12 which is a regular meeting date of the Town Council. A hearing on this date satisfies tax code requirements.

Budget Impact:

There is no budgetary impact affiliated with this item.

Town Staff Recommendation:

Town Staff recommends that the Town Council schedule a public hearing on the proposed tax rate for September 12, 2023.

Proposed Motion:

I move to set the Public Hearing on the proposed tax rate for September 12, 2023, at 6:15 p.m., with the meeting taking place in the Council Chambers of Prosper Town Hall, located at 250 W. First St, Prosper, TX.