



Agenda
Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 28, 2026
6:15 PM

Welcome to the Prosper Town Council Meeting.

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

Addressing the Town Council:

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

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

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

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

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

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

Presentations.

1. Administer Oath of Office to Prosper Police Chief. (DFB)
2. Proclamation declaring the month of July 2026 as Parks and Recreation Month. (MLS)

CONSENT AGENDA:

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

- [3.](#) Consider and act upon the minutes from the July 7, 2026, Town Council and Planning and Zoning Commission Joint Work Session meeting. (MLS)
- [4.](#) Consider and act upon the minutes from the July 14, 2026, Town Council Regular meeting. (MLS)
- [5.](#) Consider acceptance of the June monthly financial report for fiscal year 2026. (CL)
- [6.](#) Consider and act upon an Ordinance repealing articles of Chapter 12 “Traffic and Vehicles”, that were formerly under §12.02.001 Mayor's Duties and §12.02.002 Traffic Administrator, that were reassigned to the Town Manager or Town Manager's designee by Ordinance 2026-06 adopted on February 10, 2026. (HW)
- [7.](#) Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Teague Nall and Perkins, Inc., and the Town of Prosper, Texas, related to the design of the Legacy Drive (Star Trail – Legacy MS) project for \$308,800. (JC)
- [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 Article 2.03(H)(8) and 2.03(I)(3)(g) of the Town's Unified Development Code, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

Items for Individual Consideration:

- [9.](#) Conduct a Public Hearing to consider and act upon amendments to the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010) (DH)
10. Discuss and consider Town Council Subcommittee reports. (DFB)

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

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.

Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.

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

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

Section 551.089 - Deliberation of security information collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity pursuant to Section 2059.055 of the Texas Government Code, and all matters incident and related thereto.

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

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

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

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, July 22, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

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



MINUTES

Item 3.

**Prosper Town Council & Planning and Zoning
Commission Joint Work Session**
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 7, 2026

Town Council Call to Order/Roll Call.

Mayor Bristol called the meeting to order at 5:02 p.m.

Council Members Present:

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

Council Members Absent:

Councilmember Cameron Reeves

Planning and Zoning Commission Call to Order/Roll Call.

Chair Jackson called the meeting to order at 5:02 p.m.

Planning and Zoning Commission Members Present:

Chair Damon Jackson
Commissioner Matt Furray
Commissioner John Hamilton
Commissioner Glen Blanscet
Commissioner Brett Butler

Planning and Zoning Commission Members Absent:

Commissioner Deborah Daniel
Commissioner Josh Carson

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Bob Scott, Deputy Town Manager
Chuck Ewings, Assistant Town Manager
Michelle Lewis Sirianni, Town Secretary
David Hoover, Development Services Director

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.

Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.

The Town Council and Planning and Zoning Commission recessed into Executive Session at 5:03 p.m.

Reconvene into Work Session.

The Town Council and Planning and Zoning Commission reconvened into the Work Session at 6:29 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 6:30 p.m.

These minutes were approved on the 28th day of July 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 14, 2026

Item 4.

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 Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
Councilmember Marcus E. Ray *arrived 6:32 p.m.*
Councilmember Craig Andres
Councilmember Cameron Reeves

Council Members Absent:

Councilmember Doug Charles

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
David Hoover, Development Services Director
Carrie Jones, Public Works Director
Stephen Tanner, Director of Community Engagement & Experiences
David Angeles, Parks and Recreation Director
Stuart Blasingame, Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Scott Brewer, Assistant Police Chief
Marsa Wages, Utility Customer Service Administrator
Leigh Johnson, IT Director
Len McCaw, Technical Project Manager
Ryan Pasko, IT Specialist II

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

Damon Simpson with Prestonwood Baptist Church led the invocation. Boy Scouts with Troop 111 led the Pledge of Allegiance and the Pledge to the Texas Flag.

Announcements of recent and upcoming events.

Councilmember Reeves made the following announcements:

Reminder to residents that Utility Customer Service is launching a new utility billing system. As part of the transition, the online payment portal will temporarily be down through Monday, July 20 in preparation for the software upgrade. For more information, visit prosper.tx.gov/ucs or contact the Utility Customer Service Department via email at ucs@prosper.tx.gov or by calling 972-569-1180.

Applications are now being accepted through Friday, July 31 to serve on a Prosper Board, Commission, or Committee. More information about the Board and Commissions application process, including an online application form, is available at prosper.tx.gov/boardandcommissions.

Stay up to date on Town programs, services, and initiatives by subscribing to the resident update, downloading the myProsper app or following the various Town social media platforms. Visit the Town's Communications and Community Engagement website page for all the variety of ways to stay informed and connected.

Mr. Webb noted upcoming road closures along First Street (Main Street to Church Street) from July 20-27; North Bound Dallas North Tollway (DNT) service road from July 31 to August 3; and from First Street from Mike Howard to Coleman Street with dates to be determined in late August to early September.

Mayor Bristol noted his appreciation to all those who helped and took part in this year's Pride in the Sky event, especially all the sponsors and Cedarbrook Media.

Presentations.

1. Recognize Ken Myers for his service to the Town. (DFB)

Mayor Bristol read and presented a Proclamation and Mayors coin to Interim Chief Myers. Mr. Canizares presented a THRIVES coin.

CONSENT AGENDA:

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

- 2. Consider and act upon the minutes from the June 23, 2026, Town Council Regular meeting. (MLS)**
- 3. Consider and act upon approval of a three-year contract for digital supplier software through Carahsoft Technology Corp. utilizing NASPO Cooperative Contract AR2472 in the amount of \$92,300. (CL)**
- 4. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Service Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the Upper Pressure Plane Low Pressure Maintenance PRV project, in the amount of \$74,150. (CJ)**
- 5. Consider and act upon Ordinance 2026-30 for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008) (DH)**
- 6. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Peach Tree Group of Investment Inc. and the Town of Prosper relative to Hilton Garden Inn and Homewood Suites. (DEVAGRE-26-0006) (DH)**

7. **Consider and act upon Ordinance 2026-31 to rezone 54.2± acres from Agricultural (A) to Planned Development-139 (PD-139) on Parvin 1385 Addition, Block A, Lot 1 and a portion of Lot 2, located on the south side of Parvin Road and 930± feet east of FM 1385. (ZONE-26-0003) (DH)**
8. **Consider and act upon authorizing the Town Manager to execute a Development Agreement between D9 Assets LLC and the Town of Prosper relative to Volleys Village. (DEVAGRE-26-0009) (DH)**

Deputy Mayor Pro-Tem Kern requested to pull items 5 and 6.

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 2 through 4, 7, and 8. Councilmember Reeves seconded the item. Motion carried with a 5-0 vote.

Deputy Mayor Pro-Tem Kern noted he had voted in opposition to the item during the initial request; therefore, he would be voting in opposition to these items..

Mayor Pro-Tem Bartley made a motion to approve items 5 and 6. Councilmember Andres seconded the motion. Motion carried with a 4-1 vote. Deputy Mayor Pro-Tem Kern voting in opposition.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

9. **Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2026", including the adoption of Ordinance 2026-32 authorizing the issuance of such bonds and establishing procedures and delegating authority for the sale and delivery of such bonds. (CL)**

Mr. Landrum presented the item noting the proposed ordinance would authorize issuance of bonds to be used to fund planned capital projects for parks and recreation and streets and transportation projects. Mr. Landrum reviewed the key parameters of the bonds and stated the debt service property tax would remain the same.

Mayor Pro-Tem Bartley made a motion to approve Ordinance 2026-32 authorizing the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2026" and approving all other matters related thereto. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

10. **Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, Waterworks and Sewer System Revenue Bonds, Series 2026", including the adoption of Ordinance 2026-33 authorizing the issuance of such bonds and establishing procedures and delegating authority for the sale and delivery of such bonds. (CL)**

Mr. Landrum presented the item noting the proposed ordinance establishes parameters for the issuance of waterworks and sewer system revenue bonds to fund the Doe Branch extension and parallel interceptor as well as the Craig Street elevated storage tank rehabilitation project. The debt service payments from the bonds will be funded from surplus revenue from the water and sewer fund.

Councilmember Ray made a motion to approve Ordinance 2026-33 authorizing the issuance and sale of "Town of Prosper, Texas, Waterworks and Sewer System Revenue Bonds, Series 2026" and approving all other matters related thereto. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

11. Consider and act upon authorizing the Town Manager to execute Change Order #1 to Byrne Construction for the construction of a shop facility for the Public Works and Parks Service Center, in the amount of \$3,596,690. (CJ)

Ms. Jones presented the item noting Quorum Architects has completed the redesign of the proposed shop facility. The updated concept transitions the structure from a conventional CMU structure to a pre-engineered metal building (PEMB), providing a more cost-effective and efficient solution while maintaining operational functionality. During the GMP process for the facility, several elements were removed or reduced through value engineering efforts to align with budget constraints. These included the removal of the mezzanines, door canopies, a wash bay and other supporting items. These have been included as alternates in the event funding becomes available if there are any project savings. The funding sources include project savings from other capital projects and FY2027 Capital Dedicated funds. Staff recommends approval.

The Town Council discussed the funding sources by finding savings within other projects as well as Capital Dedicated funds so that the town is able to cash fund this project, and the ability to add in the alternates at a later date as they are needed.

Mayor Pro-Tem Bartley made a motion to approve authorizing the Town Manager to execute Change Order #1 to Byrne Construction for the construction of a shop facility for the Public Works and Parks Service Center, in the amount of \$3,596,690. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

12. Receive an update on the transition to the Tyler Utility Customer Service billing system. (MW)

Ms. Wages presented an overview of the Town's new Utility Customer Service billing system including the new billing and enhancement features, the transition process, the implementation schedule, the customer and employee experience features, and the communications plan to the residents.

The Town Council discussed the plan on communicating to the residents, credit card fees, syncing to the mobile app, automatic payments and paperless billing, and auditing the accounts for accuracy.

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

Charter Review Committee: Ms. Lewis Sirianni noted the committee reviewed Articles I through IV requesting to discuss a few more sections further and will review Articles V through IX at the next meeting.

Downtown Advisory Committee: Ms. Battle noted the committee discussed a small area plan, received an update on the downtown plaza, and upcoming events.

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

No comments were made.

EXECUTIVE SESSION:

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

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

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

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

The Town Council recessed into Executive Session at 7:11 p.m.

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

The Town Council reconvened into Regular Session at 8:54 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 8:54 p.m.

These minutes were approved on the 28th day of July 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



FINANCE

To: Mayor and Town Council

From: Chris Landrum, Finance Director

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

Re: Consider acceptance of the June Monthly Financial Report for Fiscal Year 2026 (CL)

Town Council Meeting – July 28, 2026

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

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

Description of Agenda Item:

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

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

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

Attached Documents:

1. Monthly Financial Report – June 30, 2026
2. Third Quarter Financial Summary

Town Staff Recommendation:

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

Proposed Motion:

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



MONTHLY FINANCIAL REPORT

as of June 30, 2026

Cash/Budgetary Basis

Prepared by
Finance Department

July 28, 2026

TOWN OF PROSPER, TEXAS

MONTHLY FINANCIAL REPORT

June 2026

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TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
June 30, 2026
Expected Year to Date Percent 75.0%

GENERAL FUND

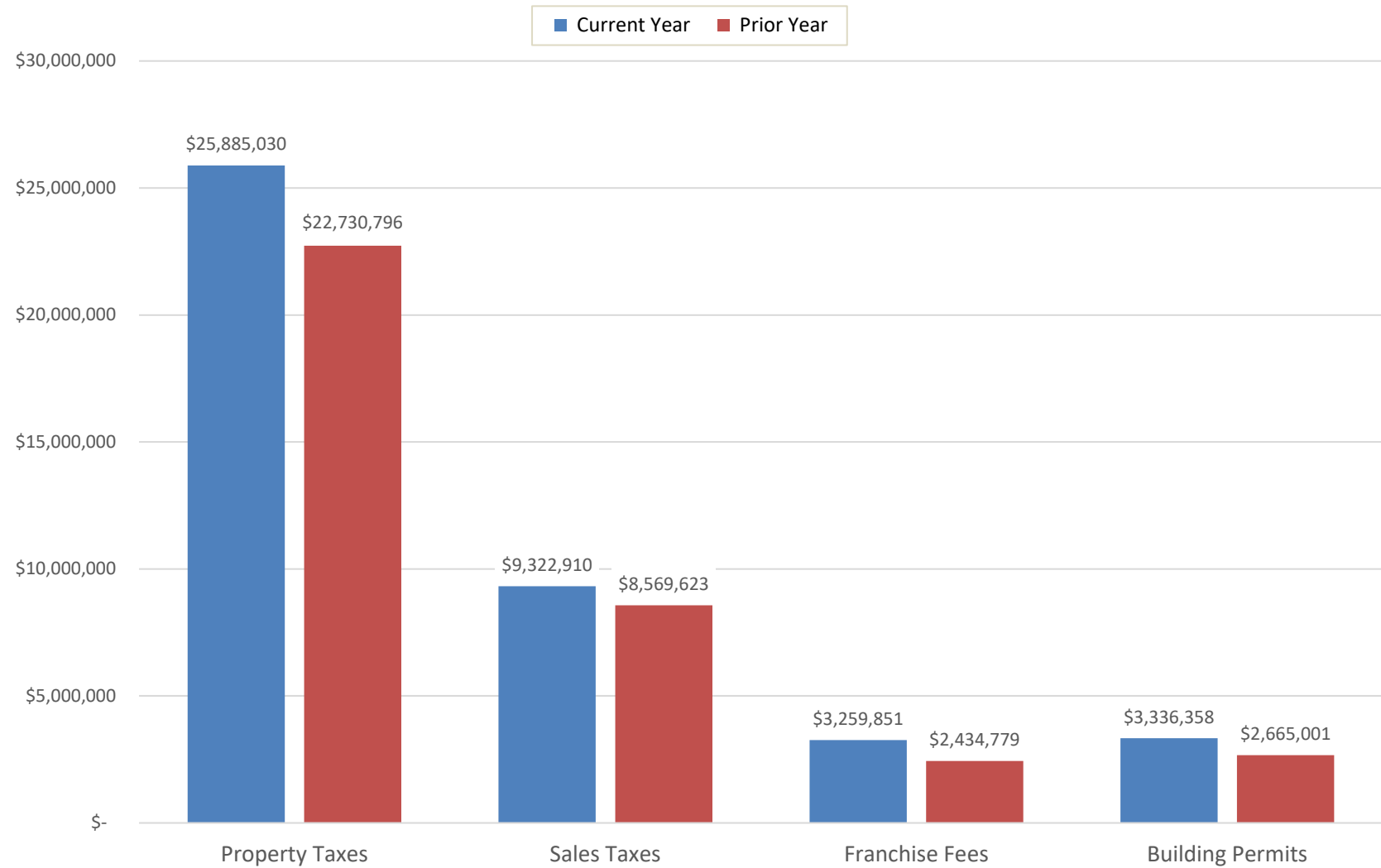
	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actuals	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actuals	Change from Prior Year
REVENUES										
Property Taxes	\$ 26,277,088	\$ -	\$ 26,277,088	\$ 25,885,030	\$ -	\$ 392,058	99%	1	\$ 22,730,796	14%
Sales Taxes	13,199,055	-	13,199,055	9,322,910	-	3,876,145	71%		8,569,623	9%
Franchise Fees	4,685,174	-	4,685,174	3,259,851	-	1,425,323	70%	2	2,434,779	34%
Building Permits	5,193,641	-	5,193,641	3,336,358	-	1,857,283	64%		2,665,001	25%
Other Licenses, Fees & Permits	2,640,606	-	2,640,606	1,155,892	-	1,484,714	44%		1,449,911	-20%
Charges for Services	1,577,152	-	1,577,152	1,360,496	-	216,656	86%		1,283,269	6%
Fines & Warrants	581,144	-	581,144	448,382	-	132,762	77%		403,144	11%
Intergovernmental Revenue (Grants)	1,796,663	-	1,796,663	436,620	-	1,360,043	24%		23,106	1790%
Interest Income	750,000	-	750,000	777,154	-	(27,154)	104%		534,289	45%
Miscellaneous	332,071	-	332,071	487,418	-	(155,347)	147%		250,136	95%
Park Fees	818,041	-	818,041	502,903	-	315,138	61%		483,041	4%
Transfers In	10,389,929	-	10,389,929	8,039,387	-	2,350,542	77%	4	1,109,022	625%
Total Revenues	\$ 68,240,564	\$ -	\$ 68,240,564	\$ 55,012,400	\$ -	\$ 13,228,164	81%		\$ 41,936,117	31%
EXPENDITURES										
Administration	\$ 12,177,072	\$ -	\$ 12,177,072	\$ 8,355,517	\$ 382,494	\$ 3,439,061	72%	5	\$ 8,020,800	4%
Police	17,724,406	(55,531)	17,668,875	11,232,484	446,708	5,989,683	66%	3	9,097,894	23%
Fire/EMS	15,945,810	-	15,945,810	11,904,402	311,806	3,729,602	77%	3	8,493,642	40%
Public Works	5,512,375	-	5,512,375	3,149,856	571,642	1,790,877	68%	5, 6	2,885,076	9%
Community Services	9,346,688	-	9,346,688	5,763,476	634,596	2,948,615	68%	5	5,436,917	6%
Development Services	4,083,700	-	4,083,700	2,840,270	122,437	1,120,994	73%		2,825,043	1%
Engineering	2,708,971	-	2,708,971	1,848,145	250	860,575	68%		1,778,964	4%
Transfers Out	710,000	41,330	751,330	532,500	-	218,830	71%		-	0%
Total Expenses	\$ 68,209,022	\$ (14,201)	\$ 68,194,821	\$ 45,626,650	\$ 2,469,934	\$ 20,098,237	71%		\$ 38,538,337	18%
REVENUE OVER (UNDER) EXPENDITURES	\$ 31,542	\$ 14,201	\$ 45,743	\$ 9,385,750					\$ 3,397,780	
Beginning Fund Balance October 1			10,828,123	10,828,123					13,226,939	
Ending Fund Balance*			<u>\$ 10,873,866</u>	<u>\$ 20,213,873</u>					<u>\$ 16,624,719</u>	

Notes

- 1 Property taxes are billed in October and a majority of collections occur December through February. TIRZ Transfer made in May, percentage decreased accordingly.
 - 2 Franchise fees and other various license and fees are paid quarterly or annually.
 - 3 Higher amounts vs prior years due to Special Purpose District salaries being moved to General Fund. Offset by Transfers In.
 - 4 Increase in Transfers In vs prior year related to transfers from Capital Project and Special Purpose District funds for salaries.
 - 5 Contracts encumbered at the beginning of the year cause YTD percent to be higher than expected in early months.
 - 6 Higher amount vs prior year due to adding market adjustments and two additional staff.
- * Fund Balance Contingency per Charter and Reserve for FY26 = \$11,821,706 (21%).

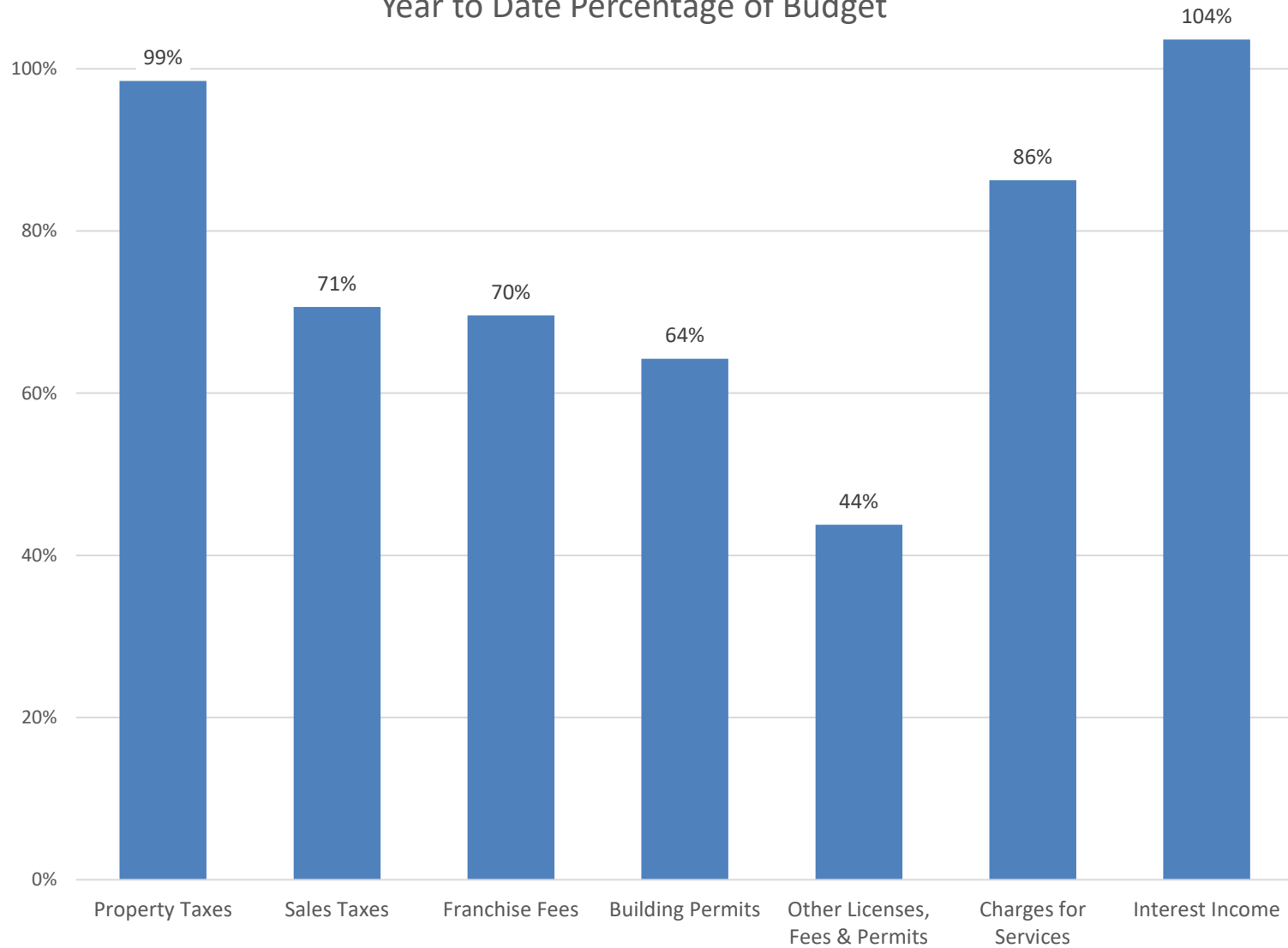
GENERAL FUND REVENUE

Current Year to Prior Year Actual

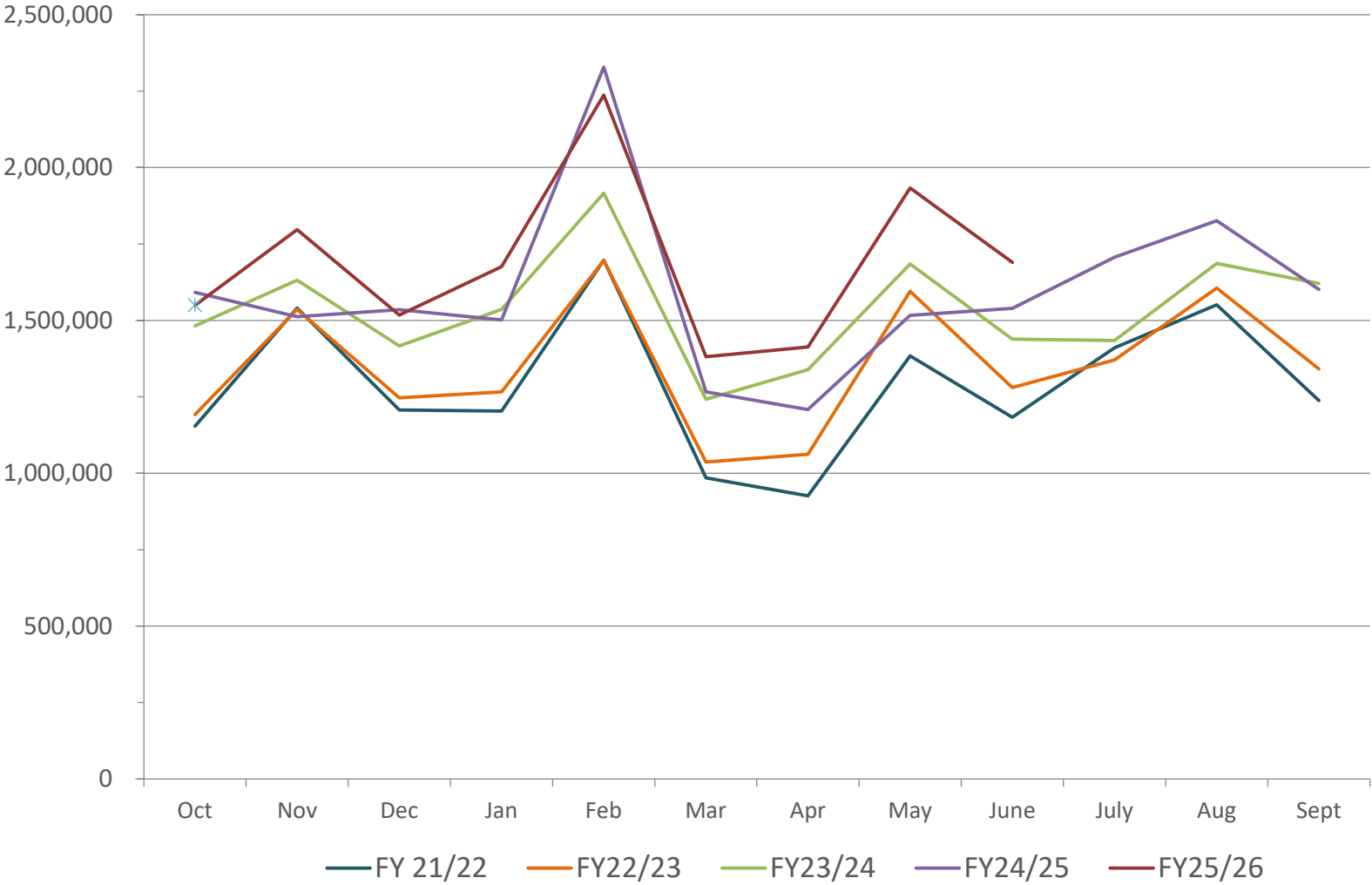


GENERAL FUND REVENUE

Year to Date Percentage of Budget



Sales Tax Revenue by Month



TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
June 30, 2026
Expected Year to Date Percent 75.0%

DEBT SERVICE FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Property Taxes-Delinquent	\$ 75,000	\$ -	\$ 75,000	\$ (37,292)	\$ -	\$ 112,292	-50%	4	\$ (23,128)	61%
Property Taxes-Current	20,684,204	-	20,684,204	20,627,099	-	57,105	100%	1	17,925,644	15%
Taxes-Penalties	40,000	-	40,000	60,615	-	(20,615)	152%		51,508	18%
Interest Income	145,000	-	145,000	151,672	-	(6,672)	105%		183,851	-18%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenues	\$ 20,944,204	\$ -	\$ 20,944,204	\$ 20,802,093	\$ -	\$ 142,111	99%		\$ 18,137,876	15%
EXPENDITURES										
Professional Services	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ (5,000)	0%		\$ -	0%
Bond Administrative Fees	20,000	-	20,000	750	-	19,250	4%		1,015	-26%
2014 GO Bond Payment	-	-	-	550,000	-	(550,000)	0%	3	-	0%
2015 GO Bond Payment	1,444,300	-	1,444,300	1,444,300	-	-	100%		1,436,700	1%
2015 CO Bond Payment	-	-	-	-	-	-	0%		495,000	-100%
2016 GO Debt Payment	250,000	-	250,000	250,000	-	-	100%		-	0%
2016 CO Debt Payment	470,000	-	470,000	470,000	-	-	100%		105,000	348%
2017 CO Debt Payment	490,000	-	490,000	490,000	-	-	100%		480,000	2%
2018 GO Debt Payment	170,000	-	170,000	170,000	-	-	100%		160,000	6%
2018 CO Debt Payment	560,000	-	560,000	560,000	-	-	100%		520,000	8%
2019 CO Debt Payment	564,212	-	564,212	564,212	-	-	100%		549,266	3%
2019 GO Debt Payment	175,000	-	175,000	175,000	-	-	100%		170,000	3%
2020 CO Debt Payment	445,000	-	445,000	445,000	-	-	100%		430,000	3%
2021 CO Debt Payment	270,000	-	270,000	270,000	-	-	100%		265,000	2%
2021 GO Debt Payment	1,205,000	-	1,205,000	1,205,000	-	-	100%		1,355,000	-11%
2022 GO Debt Payment	1,070,000	-	1,070,000	1,070,000	-	-	100%		1,020,000	5%
2023 GO Debt Payment	1,340,000	-	1,340,000	1,340,000	-	-	100%		1,055,000	27%
2024 GO Debt Payment	1,035,000	-	1,035,000	1,035,000	-	-	100%		2,100,000	-51%
2025 GO Debt Payment	3,150,000	-	3,150,000	3,150,000	-	-	100%		-	0%
Bond Interest Expense	8,506,816	-	8,506,816	4,346,633	-	4,160,183	51%		4,078,331	7%
Total Expenditures	\$ 21,165,328	\$ -	\$ 21,165,328	\$ 17,540,894	\$ -	\$ 3,624,433	83%		\$ 14,220,311	23%
REVENUE OVER (UNDER) EXPENDITURES	\$ (221,124)	\$ -	\$ (221,124)	\$ 3,261,198					\$ 3,917,564	
Beginning Fund Balance October 1			1,335,683	1,335,683					1,245,232	
Ending Fund Balance Current Month			<u>\$ 1,114,559</u>	<u>\$ 4,596,881</u>					<u>\$ 5,162,796</u>	

Notes

- Property taxes are billed in October and the majority of collections occur December through February.
- Annual debt service payments are made in February and August.
- Redemption of the remaining \$550,000 completed in November 2025.
- Recalculation refunds greater than delinquent payments.

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EAST THOROUGHFARE IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
East Thoroughfare Impact Fees		\$ 1,200,000	\$ -	\$ 1,200,000	\$ 1,126,000				
East Thoroughfare Other Revenue		-	-	-	-				
Interest Income		100,000	-	100,000	48,180				
Total Revenues		<u>\$ 1,300,000</u>	<u>\$ -</u>	<u>\$ 1,300,000</u>	<u>\$ 1,174,180</u>				
EXPENDITURES									
Developer Reimbursements	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Developer Refund (from PY)*	-	-	-	-	251,734	-	-	-	-
Total Developer Reimbursements	<u>\$ 250,000</u>	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ 251,734</u>	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ 250,000</u>
Transfer to Capital Project Fund	\$ 2,400,000	\$ 2,400,000	\$ -	\$ 2,400,000	\$ 2,768,479		\$ (368,479)		\$ (368,479)
Total Transfers Out	<u>\$ 2,400,000</u>	<u>\$ 2,400,000</u>	<u>\$ -</u>	<u>\$ 2,400,000</u>	<u>\$ 2,768,479</u>	<u>\$ -</u>	<u>\$ (368,479)</u>	<u>\$ -</u>	<u>\$ (368,479)</u>
Total Expenditures	<u>\$ 2,650,000</u>	<u>\$ 2,650,000</u>	<u>\$ -</u>	<u>\$ 2,650,000</u>	<u>\$ 3,020,213</u>	<u>\$ -</u>	<u>\$ (118,479)</u>	<u>\$ -</u>	<u>\$ (118,479)</u>
REVENUE OVER (UNDER) EXPENDITURES				\$ (1,350,000)	\$ (1,846,033)				
Beginning Fund Balance October 1				2,212,875	2,212,875				
Ending Fund Balance Current Month				<u>\$ 862,875</u>	<u>\$ 366,842</u>				

Notes

* This will be corrected at midyear.

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WEST THOROUGHFARE IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
West Thoroughfare Impact Fees		\$ 4,500,000	\$ -	\$ 4,500,000	\$ 2,818,435				
West Thoroughfare Other Revenue		-	-	-	-				
Interest Income		200,000	-	200,000	176,342				
Total Revenues		<u>\$ 4,700,000</u>	<u>\$ -</u>	<u>\$ 4,700,000</u>	<u>\$ 2,994,777</u>				
EXPENDITURES									
Developer Reimbursements									
Pk Place, Prosper Hills, Prosper Meadow	\$ 4,014,469	\$ 900,000	\$ -	\$ 900,000	\$ 302,650	\$ -	\$ 597,350	\$ 125,492	\$ 3,586,327
Parks @ Legacy	6,729,293	-	-	-	407,173	-	(407,173)	6,322,119	-
Star Trail Developer Reimb	6,872,624	-	-	-	-	-	-	6,872,624	-
Legacy Garden Developer Reimb	3,407,300	-	-	-	492,239	-	(492,239)	511,737	2,403,323
DNT Frontier Retail	2,154,348	600,000	-	600,000	270,635	-	329,365	1,343,841	539,872
Total Developer Reimbursements	<u>\$ 23,178,034</u>	<u>\$ 1,500,000</u>	<u>\$ -</u>	<u>\$ 1,500,000</u>	<u>\$ 1,472,698</u>	<u>\$ -</u>	<u>\$ 27,302</u>	<u>\$ 15,175,814</u>	<u>\$ 6,529,522</u>
Transfer to Capital Project Fund	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000		\$ -	\$ -	\$ -
Total Transfers Out	<u>\$ 3,000,000</u>	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ 3,000,000</u>	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 26,828,034</u>	<u>\$ 4,500,000</u>	<u>\$ -</u>	<u>\$ 4,500,000</u>	<u>\$ 4,472,698</u>	<u>\$ -</u>	<u>\$ 27,302</u>	<u>\$ 15,175,814</u>	<u>\$ 7,179,522</u>
REVENUE OVER (UNDER) EXPENDITURES				\$ 200,000	\$ (1,477,921)				
Beginning Fund Balance October 1				6,079,635	6,079,635				
Ending Fund Balance Current Month				<u>\$ 6,279,635</u>	<u>\$ 4,601,714</u>				

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WATER IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
Impact Fees Water		\$ 3,250,000	\$ -	\$ 3,250,000	\$ 1,725,201				
Interest Income		200,000	-	200,000	193,328				
Total Revenues		<u>\$ 3,450,000</u>	<u>\$ -</u>	<u>\$ 3,450,000</u>	<u>\$ 1,918,529</u>				
EXPENDITURES									
Developer Reimbursements									
DNT Frontier Retail	\$ 343,542	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 54,252	\$ 289,290
Star Trail	3,200,733	500,000	-	500,000	-	-	500,000	3,200,733	-
Victory at Frontier	209,392	68,031	-	68,031	3,821	-	64,210	168,869	36,702
Pk Place, Prosper Hills, Prosper Meadow	1,406,859	1,022,502	-	1,022,502	246,831	-	775,671	-	1,160,028
Total Developer Reimbursements	<u>\$ 5,160,526</u>	<u>\$ 1,790,533</u>	<u>\$ -</u>	<u>\$ 1,790,533</u>	<u>\$ 250,652</u>	<u>\$ -</u>	<u>\$ 1,539,881</u>	<u>\$ 3,423,854</u>	<u>\$ 1,486,020</u>
Transfer to Capital Project Fund*	\$ -	\$ 4,300,000	\$ -	\$ 4,300,000	\$ 5,799,905	\$ -	\$ (1,499,905)	\$ -	
Total Transfers Out	<u>\$ -</u>	<u>\$ 4,300,000</u>	<u>\$ -</u>	<u>\$ 4,300,000</u>	<u>\$ 5,799,905</u>	<u>\$ -</u>	<u>\$ (1,499,905)</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ 5,160,526</u>	<u>\$ 6,090,533</u>	<u>\$ -</u>	<u>\$ 6,090,533</u>	<u>\$ 6,050,557</u>	<u>\$ -</u>	<u>\$ 39,976</u>	<u>\$ 3,423,854</u>	<u>\$ 1,486,020</u>
REVENUE OVER (UNDER) EXPENDITURES				\$ (2,640,533)	\$ (4,132,029)				
Beginning Fund Balance October 1				7,728,595	7,728,595				
Ending Fund Balance Current Month				<u>\$ 5,088,062</u>	<u>\$ 3,596,567</u>				

* This will be corrected at midyear.

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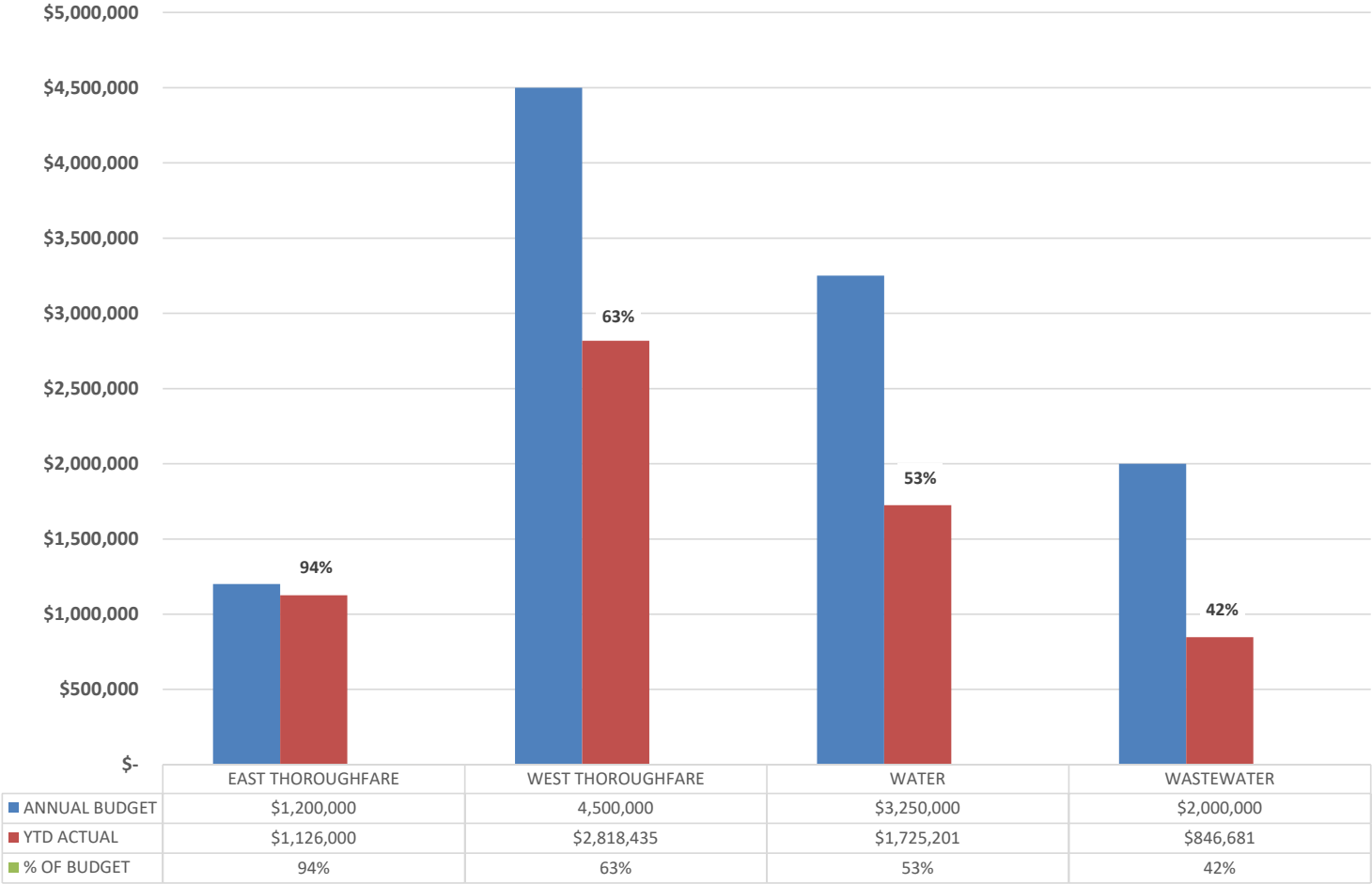
WASTEWATER IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
Impact Fees Wastewater		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 846,681				
Interest Income		100,000	-	100,000	51,963				
Upper Trinity Equity Fee		300,000	-	300,000	108,000				
Total Revenues		<u>\$ 2,400,000</u>	<u>\$ -</u>	<u>\$ 2,400,000</u>	<u>\$ 1,006,644</u>				
EXPENDITURES									
Developer Reimbursements									
LaCima Developer Reimb	\$ 707,235	\$ 308,726	\$ -	\$ 308,726	\$ -	\$ -	\$ 308,726	\$ 414,818	\$ 292,417
All Storage Developer Reimb	454,900	150,000	-	150,000	-	-	150,000	54,180	400,720
Pk Place, Prosper Hills, Prosper Meadow	186,169	100,000	-	100,000	-	-	100,000	-	186,169
Total Developer Reimbursements	<u>\$ 1,348,304</u>	<u>\$ 558,726</u>	<u>\$ -</u>	<u>\$ 558,726</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 558,726</u>	<u>\$ 468,998</u>	<u>\$ 879,306</u>
Transfer to Capital Project Fund*	\$ 2,568,378	\$ 2,568,378	\$ -	\$ 2,568,378	\$ 3,044,585	\$ -	\$ (476,207)	\$ -	\$ (476,207)
Total Transfers Out	<u>\$ 2,568,378</u>	<u>\$ 2,568,378</u>	<u>\$ -</u>	<u>\$ 2,568,378</u>	<u>\$ 3,044,585</u>	<u>\$ -</u>	<u>\$ (476,207)</u>	<u>\$ -</u>	<u>\$ (476,207)</u>
Total Expenditures	<u>\$ 3,916,682</u>	<u>\$ 3,127,104</u>	<u>\$ -</u>	<u>\$ 3,127,104</u>	<u>\$ 3,044,585</u>	<u>\$ -</u>	<u>\$ 82,519</u>	<u>\$ 468,998</u>	<u>\$ 403,099</u>
REVENUE OVER (UNDER) EXPENDITURES				\$ (727,104)	\$ (2,037,941)				
Beginning Fund Balance October 1				2,463,452	2,463,452				
Ending Fund Balance Current Month				<u>\$ 1,736,348</u>	<u>\$ 425,511</u>				

* This will be corrected at midyear.

IMPACT FEE REVENUE

YTD Actual to Annual Budget



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TIRZ #1 - BLUE STAR

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES									
Impact Fee Revenue:									
Water Impact Fees	\$ 50,000	\$ -	\$ 50,000	\$ 275,104	\$ (225,104)	550%		\$ 280,526	-2%
Wastewater Impact Fees	700,000	-	700,000	441,924	258,076	63%		429,299	3%
East Thoroughfare Impact Fees	50,000	-	50,000	438,475	(388,475)	877%		269,645	63%
Property Taxes - Town (Current)	1,376,961	-	1,376,961	1,376,516	445	100%	1	1,256,338	10%
Property Taxes - Town (Rollback)	-	-	-	-	-	0%	1	165,155	-100%
Property Taxes - County (Current)	295,022	-	295,022	290,770	4,252	99%	3	265,382	10%
Sales Taxes - Town	1,386,765	-	1,386,765	968,161	418,604	70%		926,593	4%
Sales Taxes - EDC	1,161,416	-	1,161,416	810,835	350,581	70%		776,022	4%
Interest Income	50,000	-	50,000	113,428	(63,428)	227%		137,746	-18%
Transfer In	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 5,070,164	\$ -	\$ 5,070,164	\$ 4,715,213	\$ 354,951	93%		\$ 4,506,706	5%
EXPENDITURES									
Professional Services	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000	0%		\$ -	0%
Developer Reimbursement	6,480,373	-	6,480,373	-	6,480,373	0%	2	-	0%
Transfers Out	-	-	-	-	-	0%		-	0%
Total Expenses	\$ 6,483,373	\$ -	\$ 6,483,373	\$ -	\$ 6,483,373	0%		\$ -	0%
REVENUE OVER (UNDER) EXPENDITURES									
			\$ (1,413,209)	\$ 4,715,213				\$ 4,506,706	
Beginning Fund Balance October 1			2,004,259	2,004,259				2,542,101	
Ending Fund Balance Current Month			<u>\$ 591,050</u>	<u>\$ 6,719,472</u>				<u>\$ 7,048,807</u>	

Notes

- 1 Property tax documentation received in May to make transfer.
- 2 TIRZ reimbursements are typically made in the last quarter of the fiscal year.
- 3 County's portion received in June.

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Expected Year to Date Percent 75.0%

TIRZ #2

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES									
Property Taxes - Town (Current)	\$ 151,173	\$ -	\$ 151,173	\$ 151,068	\$ 105	100%	1	\$ 114,647	32%
Property Taxes - Town (Rollback)	-	-	-	-	-	0%	1	-	0%
Property Taxes - County (Current)	9,285	-	9,285	31,911	(22,626)	344%	3	24,217	32%
Sales Taxes - Town	2,200	-	2,200	995	1,205	45%		1,221	-19%
Sales Taxes - EDC	2,200	-	2,200	995	1,205	45%		1,221	-19%
Interest Income	1,500	-	1,500	3,058	(1,558)	204%		2,738	12%
Total Revenue	\$ 166,358	\$ -	\$ 166,358	\$ 188,026	\$ (21,668)	113%		\$ 144,044	31%
EXPENDITURES									
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ -	0%
Developer Reimbursement	184,122	-	184,122	-	184,122	0%	2	-	0%
Transfers Out	-	-	-	-	-	0%		-	0%
Total Expenditures	\$ 184,122	\$ -	\$ 184,122	\$ -	\$ 184,122	0%		\$ -	0%
REVENUE OVER (UNDER) EXPENDITURES			\$ (17,764)	\$ 188,026				\$ 144,044	
Beginning Fund Balance October 1			41,205	41,205				25,751	
Ending Fund Balance Current Month			<u>\$ 23,441</u>	<u>\$ 229,231</u>				<u>\$ 169,795</u>	

Notes

- 1 Property tax documentation received in May to make transfer.
- 2 TIRZ reimbursements are typically made in the last quarter of the fiscal year.
- 3 County's portion received in June.

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

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sales Tax - Town	\$ 3,426,536	\$ -	\$ 3,426,536	\$ 2,501,171	\$ -	\$ 925,365	73%		\$ 2,272,422	10%
Interest Income	1,200	-	1,200	1,024	-	176	85%		7,605	-87%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 3,427,736	\$ -	\$ 3,427,736	\$ 2,502,195	\$ -	\$ 925,541	73%		\$ 2,280,027	10%
EXPENDITURES										
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ 1,739,928	-100%
Other	1,200	-	1,200	-	-	1,200	0%		1,357	-100%
Transfer Out	3,426,536	-	3,426,536	2,501,171	-	925,365	73%	1	-	0%
Total Expenditures	\$ 3,427,736	\$ -	\$ 3,427,736	\$ 2,501,171	\$ -	\$ 926,565	73%		\$ 1,741,285	-200%
REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ -	\$ 1,024					\$ 538,742	
Beginning Fund Balance October 1			97,422	97,422					398,065	
Ending Fund Balance Current Month			<u>\$ 97,422</u>	<u>\$ 98,446</u>					<u>\$ 936,807</u>	

Notes

- 1 Payroll costs are transferred monthly.

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

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sales Tax - Town	\$ 3,460,319	\$ -	\$ 3,460,319	\$ 2,498,972	\$ -	\$ 961,347	72%		\$ 2,290,214	9%
Interest Income	600	-	600	1,097	-	(497)	183%		748	47%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 3,460,919	\$ -	\$ 3,460,919	\$ 2,500,069	\$ -	\$ 960,850	72%		\$ 2,290,961	9%
EXPENDITURES										
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ 2,198,768	-100%
Other	2,400	-	2,400	-	-	2,400	0%		1,357	-100%
Transfer Out	3,458,519	-	3,458,519	2,498,972	-	959,547	72%	1	-	0%
Total Expenditures	\$ 3,460,919	\$ -	\$ 3,460,919	\$ 2,498,972	\$ -	\$ 961,947	72%		\$ 2,200,125	-200%
REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ -	\$ 1,097					\$ 90,836	
Beginning Fund Balance October 1			75,732	75,732					382,940	
Ending Fund Balance Current Month			<u>\$ 75,732</u>	<u>\$ 76,829</u>					<u>\$ 473,776</u>	

Notes

- 1 Payroll costs are transferred monthly.

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PARK DEDICATION AND IMPROVEMENT FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Park Dedication Fees	\$ 1,550,000	\$ -	\$ 1,550,000	\$ -	\$ -	\$ 1,550,000	0%	1	\$ 1,303,973	-100%
Park Improvement Fees	800,000	-	800,000	4,500	-	795,500	1%		1,217,000	-100%
Interest - Park Dedication	20,000	-	20,000	24,266	-	(4,266)	121%		43,728	-45%
Interest - Park Improvement	20,000	-	20,000	18,923	-	1,077	95%		19,954	-5%
Contributions/Grants	-	-	-	-	-	-	0%		-	0%
Transfers In	-	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 2,390,000	\$ -	\$ 2,390,000	\$ 47,689	\$ -	\$ 2,342,311	2%		\$ 2,584,655	-98%
EXPENDITURES										
Transfers Out - Park Dedication	\$ 1,400,000	\$ -	\$ 1,400,000	\$ 1,400,000	\$ -	\$ -	100%		\$ 1,115,050	26%
Park Dedication	-	-	-	-	-	-	0%		-	0%
Transfers Out - Park Improvement	750,000	-	750,000	750,000	-	-	100%		465,000	61%
Park Improvement	-	-	-	-	-	-	0%		-	0%
Total Expenditures	\$ 2,150,000	\$ -	\$ 2,150,000	\$ 2,150,000	\$ -	\$ -	100%		\$ 1,580,050	36%
REVENUE OVER (UNDER) EXPENDITURES	\$ 240,000	\$ -	\$ 240,000	\$ (2,102,311)					\$ 1,004,605	
Beginning Fund Balance October 1			2,379,093	2,379,093					1,232,390	
Ending Fund Balance Current Month			<u>\$ 2,619,093</u>	<u>\$ 276,782</u>					<u>\$ 2,236,995</u>	

Notes

1 Fees from Legacy Garden and Mirabella are anticipated later in the year.

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Expected Year to Date Percent 75.0%

SPECIAL REVENUE FUNDS

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Interest Income	\$ 31,550	\$ -	\$ 31,550	\$ 32,301	\$ -	\$ (751)	102%		\$ 253,131	-87%
Police Donation Revenue	15,500	-	15,500	16,083	-	(583)	104%		22,373	-28%
Cash Seizure Forfeiture	-	-	-	45,397	-	(45,397)	0%		16,204	180%
Fire Donation Revenue	15,500	-	15,500	13,071	-	2,429	84%		12,467	5%
Child Safety Revenue	28,000	-	28,000	9,055	-	18,945	32%		18,947	-52%
Court Technology/Security Revenue	16,723	-	16,723	31,040	-	(14,317)	186%		22,296	39%
Municipal Jury revenue	170	-	170	348	-	(178)	205%		317	10%
Tree Mitigation	300,000	-	300,000	156,595	-	143,406	52%		56,858	175%
Escrow Income	-	-	-	-	-	-	0%		-	0%
LEOSE Revenue	3,000	-	3,000	11,016	-	(8,016)	367%		10,288	7%
60-A Inspection Revenue	-	-	-	10,680	-	(10,680)	0%		-	0%
Transfer In	-	-	-	14,858	-	(14,858)	0%		-	0%
Total Revenue	\$ 410,443	\$ -	\$ 410,443	\$ 340,443	\$ -	\$ 70,000	83%		\$ 412,881	-18%
EXPENDITURES										
Police Donation Expense	\$ 25,000	\$ -	\$ 25,000	\$ 15,378	\$ -	\$ 9,622	62%		\$ 3,989	285%
Police Seizure Expense	23,000	-	23,000	7,278	-	15,722	32%		6,621	10%
Fire Donation Expense	10,000	-	10,000	669	-	9,331	7%		34,210	-98%
Child Safety Expense	80,000	-	80,000	14,126	-	65,874	18%		-	0%
Court Technology/Security Expense	25,060	-	25,060	-	-	25,060	0%		-	0%
Tree Mitigation Expense	-	-	-	-	-	-	0%		-	0%
LEOSE Expense	10,000	-	10,000	-	-	10,000	0%		75	-100%
60-A Inspection Expense	-	-	-	-	-	-	0%		-	0%
Transfer Out (Escrow Funds)	-	-	-	-	-	-	0%		500,000	-100%
Transfer Out (Tree Mitigation)	850,000	-	850,000	850,000	-	-	100%		1,150,000	-26%
Total Expenses	\$ 1,023,060	\$ -	\$ 1,023,060	\$ 887,450	\$ -	\$ 135,610	87%		\$ 1,694,896	-48%
REVENUE OVER (UNDER) EXPENDITURES	\$ (612,617)	\$ -	\$ (612,617)	\$ (547,007)					\$ (1,282,015)	
Beginning Fund Balance October 1			1,359,045	1,359,045					2,356,265	
Ending Fund Balance Current Month			<u>\$ 746,428</u>	<u>\$ 812,038</u>					<u>\$ 1,074,250</u>	

TOWN OF PROSPER, TEXAS
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HOTEL OCCUPANCY TAX FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Hotel Occupancy Tax	\$ 302,675	\$ -	\$ 302,675	\$ 106,181	\$ -	\$ 196,494	35%		\$ -	0%
Interest Income	2,000	-	2,000	1,320	-	680	66%		-	0%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 304,675	\$ -	\$ 304,675	\$ 107,501	\$ -	\$ 197,174	35%		\$ -	0%
EXPENDITURES										
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		\$ -	0%
Hotel Occupancy Tax Rebate	100,892	-	100,892	-	-	100,892	0%		-	0%
Other	-	-	-	-	-	-	0%		-	0%
Total Expenditures	\$ 100,892	\$ -	\$ 100,892	\$ -	\$ -	\$ 100,892	0%		\$ -	0%
REVENUE OVER (UNDER) EXPENDITURES	\$ 203,783	\$ -	\$ 203,783	\$ 107,501					\$ -	
Beginning Fund Balance October 1			-	-					-	
Ending Fund Balance Current Month			<u>\$ 203,783</u>	<u>\$ 107,501</u>					<u>\$ -</u>	

Notes

* Holiday Inn Express opened November 13, 2025.

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WATER-SEWER FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Water Charges for Services	\$ 27,821,398	\$ -	\$ 27,821,398	\$ 15,663,801	\$ -	\$ 12,157,597	56%	3	\$ 14,123,241	11%
Sewer Charges for Services	18,074,593	-	18,074,593	12,677,313	-	5,397,280	70%	3	10,236,241	24%
Licenses, Fees & Permits	193,000	-	193,000	241,637	-	(48,637)	125%	5	355,194	-32%
Utility Billing Penalties	205,500	-	205,500	182,809	-	22,691	89%		191,263	-4%
Interest Income	350,000	-	350,000	295,515	-	54,485	84%		379,481	-22%
Other	691,700	-	691,700	502,620	-	189,080	73%		502,972	0%
Transfer In	-	-	-	-	-	-	0		-	0%
Total Revenues	\$ 47,336,191	\$ -	\$ 47,336,191	\$ 29,563,693	\$ -	\$ 17,772,498	62%		\$ 25,788,393	15%
EXPENDITURES										
Administration	\$ 996,176	\$ -	\$ 996,176	\$ 1,036,447	\$ 28,535	\$ (68,806)	107%	2,4	\$ 982,493	5%
Debt Service	8,313,546	-	8,313,546	3,615,027	-	4,698,519	43%	1	2,853,759	27%
Water Purchases	15,819,798	-	15,819,798	11,198,052	-	4,621,746	71%		9,989,631	12%
Wastewater Treatment Fees	6,035,065	-	6,035,065	4,374,653	-	1,660,412	72%		4,640,384	-6%
Franchise Fee	2,172,380	-	2,172,380	1,473,011	-	699,369	68%		852,641	73%
Public Works	10,776,413	-	10,776,413	6,712,380	750,307	3,313,726	69%		6,353,418	6%
Transfer Out	1,829,753	-	1,829,753	1,372,315	-	457,438	75%		990,525	39%
Total Expenses	\$ 45,943,131	\$ -	\$ 45,943,131	\$ 29,781,885	\$ 778,841	\$ 15,382,405	67%		\$ 26,662,850	12%
REVENUE OVER (UNDER) EXPENDITURES	\$ 1,393,060	\$ -	\$ 1,393,060	\$ (218,192)					\$ (874,457)	
Beginning Working Capital October 1			9,120,375	9,120,375					12,212,476	
*Ending Working Capital			<u>\$ 10,513,435</u>	<u>\$ 8,902,183</u>					<u>\$ 11,338,019</u>	

Notes

- 1 Annual debt service payments are made in February and August.
- 2 Contracts encumbered at the beginning of the year cause YTD percent to be higher than expected in early months.
- 3 Charges for services are low in the winter months and peak in summer causing revenues to show lower than expected in the early months of the fiscal year.
- 4 Property and Liability insurance paid early in the fiscal year causing higher than expected YTD percentages.
- 5 Down from prior year due to change in processing for credit card fees.
- * Minimum Ending Working Capital balance for FY26 = \$10,637,474 (25%).

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WATER-SEWER FUND

	Jun-26		Jun-25		Growth % Change
	WATER	SEWER	WATER	SEWER	
# of Accts Residential	14,572	13,821	14,064	13,362	3.53%
# of Accts Commercial	533	487	499	453	7.14%
Consumption-Residential	190,137,510	105,617,288	190,711,090	93,087,968	4.21%
Consumption-Commercial	26,828,240	19,531,390	27,735,620	19,730,220	-2.33%
Consumption-Commercial Irrigation	29,565,210		31,476,310		-6.07%
Avg Total Res Water Consumption	13,026		13,536		-3.77%
Billed (\$) Residential	\$ 1,441,178	\$ 1,211,271	\$ 1,364,372	\$ 966,464	5.63%
Billed (\$) Commercial	\$ 302,607	\$ 254,473	\$ 289,064	\$ 204,971	4.69%
Billed (\$) Commercial Irrigation	\$ 296,595		\$ 299,736		-1.05%
Total Billed (\$)	\$ 2,040,381	\$ 1,465,744	\$ 1,953,172	\$ 1,171,435	12.21%

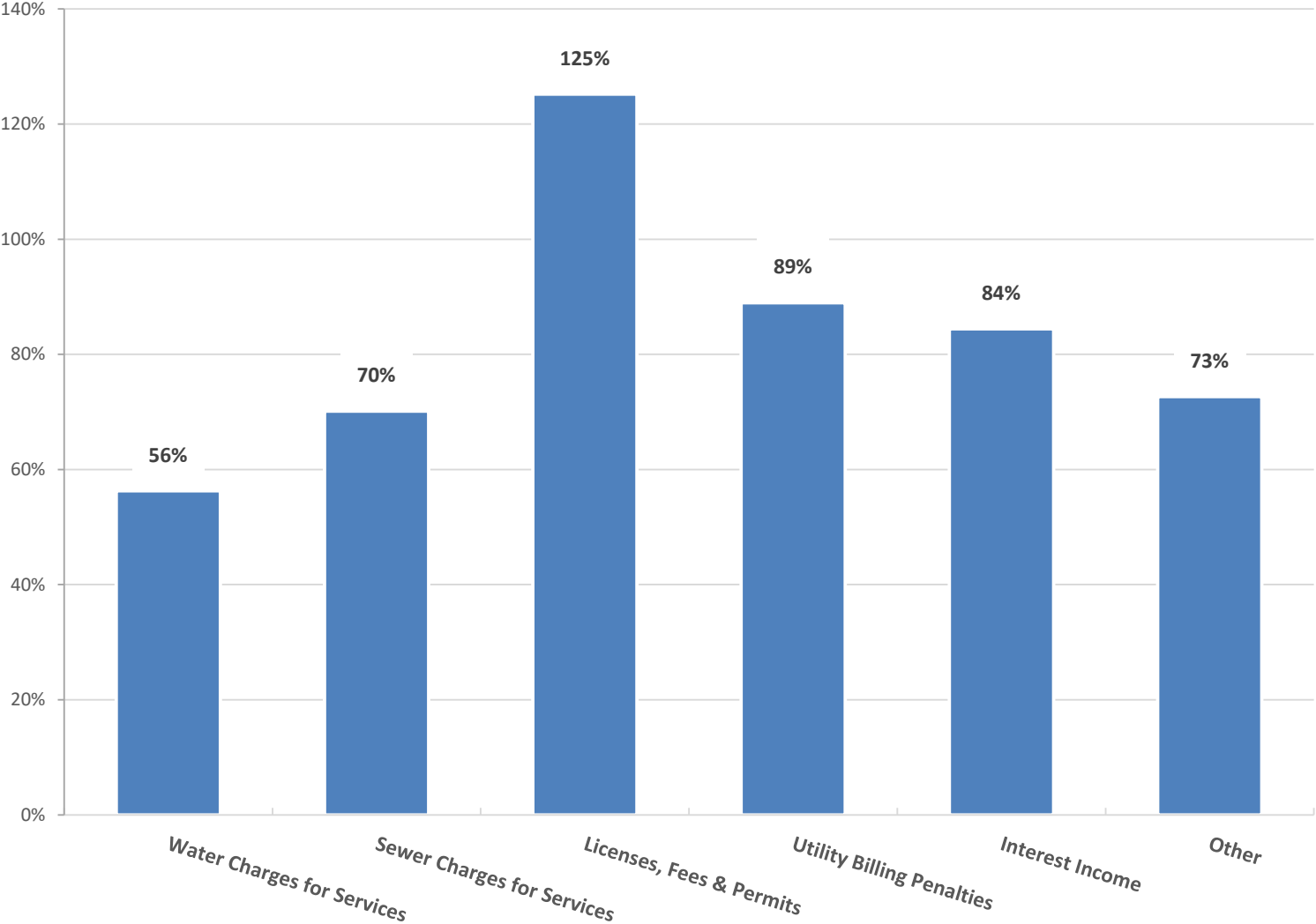
Month	FY2026			FY2025		
	Avg. Temp (°F)	# Rain Days	Rainfall (in)	Avg. Temp (°F)	# Rain Days	Rainfall (in)
October	73°	4	3.05	75°	1	0.41
November	63°	7	4.10	61°	9	4.09
December	54°	2	0.03	61°	13	5.91
January	47°	5	1.80	43°	6	5.94
February	60°	2	1.71	49°	10	2.12
March	67°	3	3.50	64°	7	1.31
April	70°	7	3.23	69°	10	4.65
May	75°	6	1.85	74°	10	6.07
June	83°	7	5.45	82°	6	3.09
July				85°	11	2.58
August				85°	4	2.97
September				81°	6	3.08
Annual		43	24.72		93	42.22

Average Total Residential Water Consumption by Month				
Month	FY2026	FY2025	Five Year Average	Cumulative Average
October	15,618	17,490	17,477	17,477
November	12,738	14,260	11,974	29,450
December	8,559	9,080	7,760	37,211
January	7,680	6,340	6,932	44,142
February	7,417	6,090	6,415	50,487
March	6,717	6,308	6,631	57,188
April	11,933	10,638	9,897	67,085
May	11,712	11,310	11,332	78,418
June	13,026	13,536	11,912	90,330
July		15,430	18,548	108,877
August		19,802	22,581	131,458
September		18,840	20,443	151,901
TOTAL (gal)	95,400	149,124	151,901	

Weather Data: <https://www.wunderground.com/history/monthly/KDAL/date/2026-05>

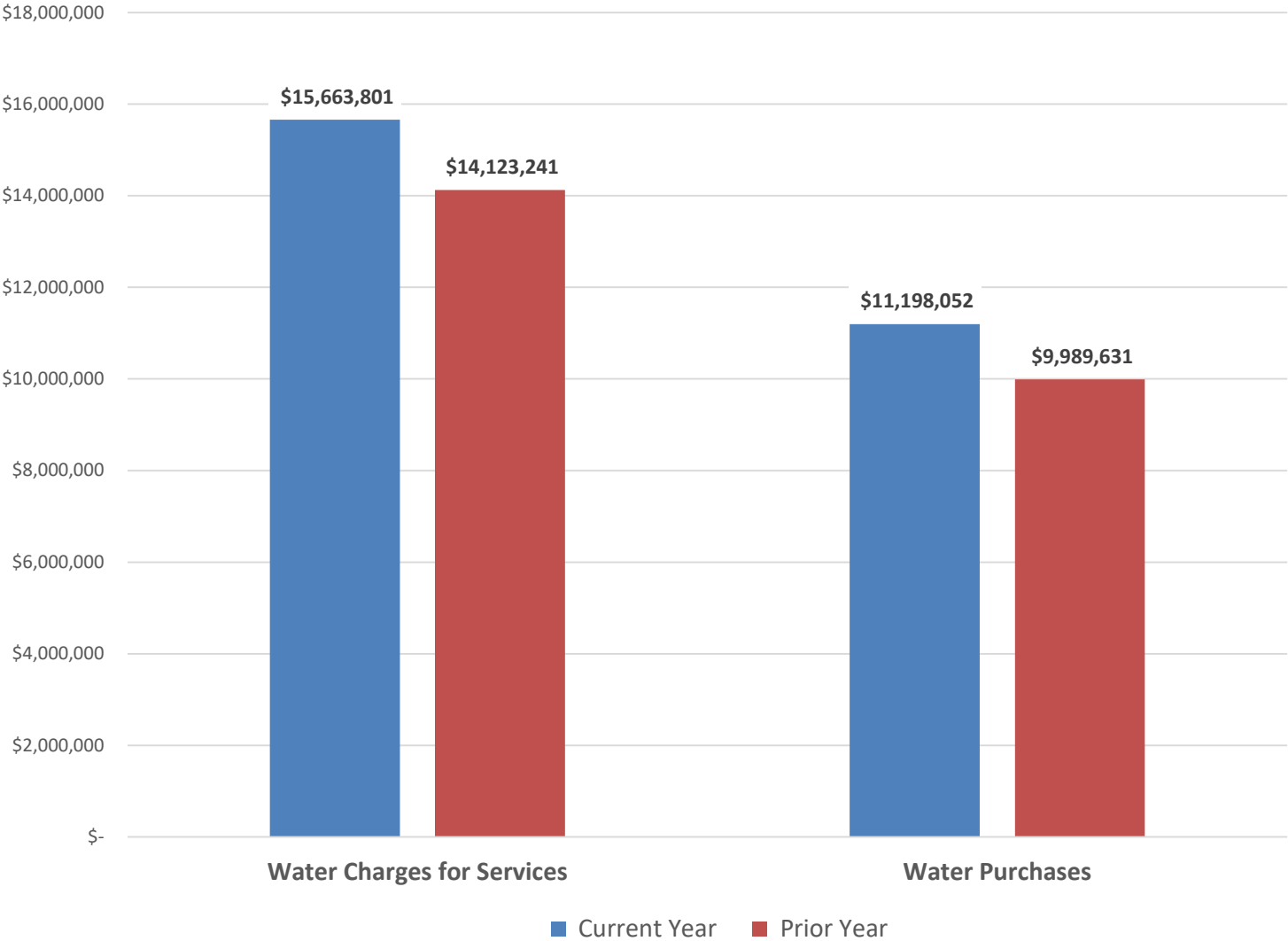
WATER SEWER FUND

REVENUE YTD % OF ANNUAL BUDGET



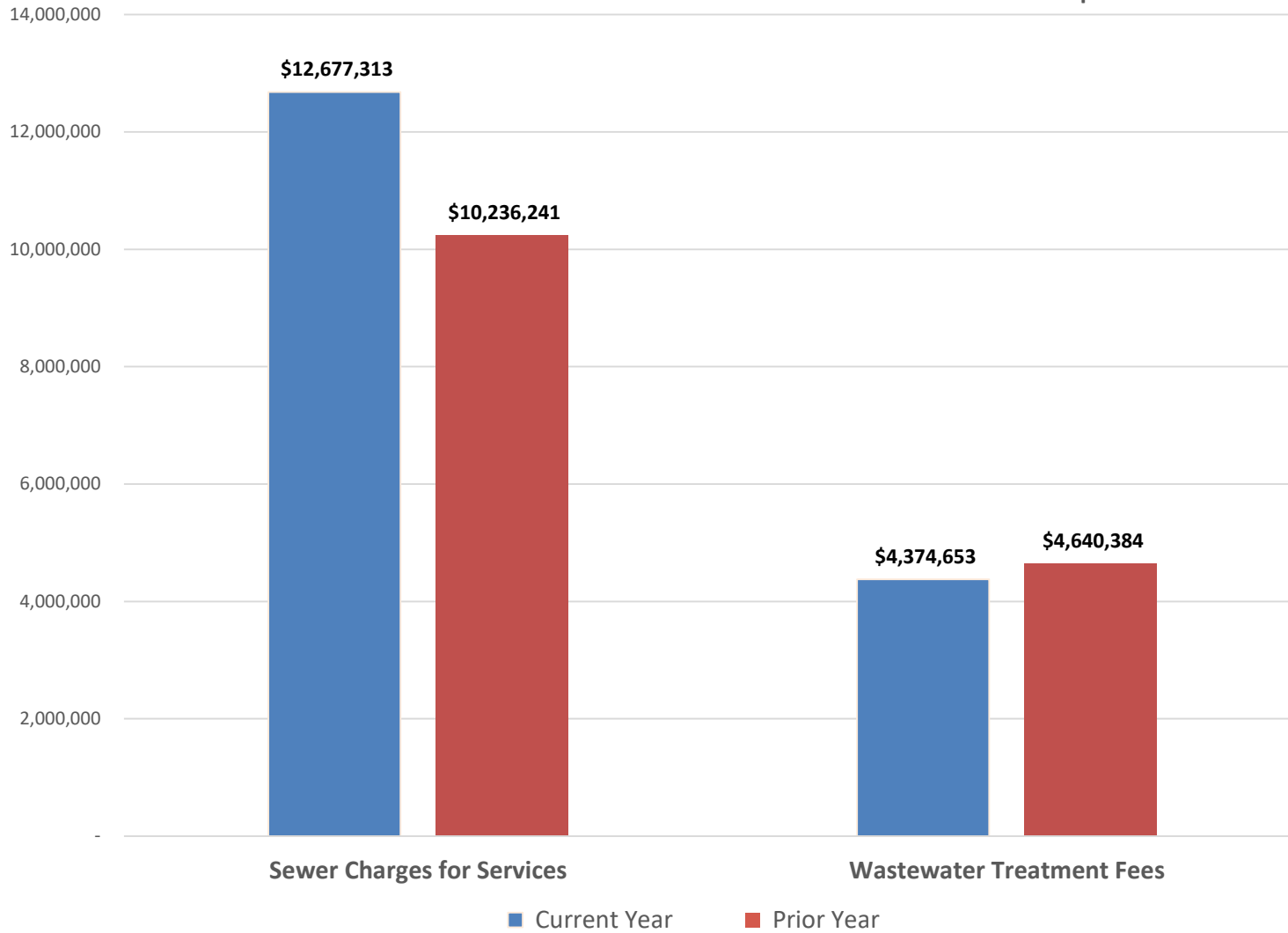
WATER REVENUE AND EXPENSE

Current YTD to Prior Year YTD Actual Comparison



SEWER REVENUE AND EXPENSE

Current YTD to Prior Year YTD Actual Comparison



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

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STORMWATER DRAINAGE UTILITY FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Storm Drainage Utility Fee	\$ 1,726,111	\$ -	\$ 1,726,111	\$ 1,102,421	\$ -	\$ 623,690	64%	3	\$ 736,586	50%
Drainage Review Fee	25,000	-	25,000	6,100	-	18,900	24%		-	0%
Interest Income	8,000	-	8,000	13,080	-	(5,080)	163%		7,167	82%
Other Revenue	-	-	-	37,650	-	(37,650)	0%		-	0%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenue	\$ 1,759,111	\$ -	\$ 1,759,111	\$ 1,159,250	\$ -	\$ 599,861	66%		\$ 743,754	56%
EXPENDITURES										
Administration	\$ 558,690	\$ -	\$ 558,690	\$ 350,928	\$ -	\$ 207,762	63%		\$ 308,185	14%
Debt Service	220,338	-	220,338	151,331	-	69,007	69%	2	133,388	13%
Operating Expenditures	119,546	(990)	118,556	45,480	1,364	71,712	40%		19,594	132%
Capital	267,374	-	267,374	-	-	267,374	0%		-	0%
Transfers Out	229,954	-	229,954	222,465	-	7,489	97%	1	168,497	32%
Total Expenses	\$ 1,395,902	\$ (990)	\$ 1,394,912	\$ 770,206	\$ 1,364	\$ 623,342	55%		\$ 629,664	22%
REVENUE OVER (UNDER) EXPENDITURES	\$ 363,209	\$ 990	\$ 364,199	\$ 389,045					\$ 114,090	
Beginning Working Capital October 1			342,877	342,877					251,393	
Ending Working Capital Current Month			<u>\$ 707,076</u>	<u>\$ 731,922</u>					<u>\$ 365,483</u>	

Notes

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

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SOLID WASTE FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sanitation Charges for Services	\$ 3,938,626	\$ -	\$ 3,938,626	\$ 3,135,795	\$ -	\$ 802,831	80%	2	\$ 2,725,132	15%
Interest Income	3,500	-	3,500	7,627	-	(4,127)	218%		6,136	24%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenues	\$ 3,942,126	\$ -	\$ 3,942,126	\$ 3,143,422	\$ -	\$ 798,704	80%		\$ 2,731,267	15%
EXPENDITURES										
Administration	\$ 75,588	\$ -	\$ 75,588	\$ 51,161	\$ -	\$ 24,427	68%		\$ 50,202	2%
Sanitation Collection	3,445,196	-	3,445,196	2,463,197	981,999	-	100%	1	2,072,194	19%
Capital Expenditure	-	-	-	80,080	-	(80,080)	0%		-	0%
Debt Service	257,501	-	257,501	193,125	-	64,376	75%		193,125	0%
Transfer Out	195,951	-	195,951	144,463	-	51,488	74%		-	0%
Total Expenses	\$ 3,974,236	\$ -	\$ 3,974,236	\$ 2,932,026	\$ 981,999	\$ 60,210	98%		\$ 2,315,521	27%
REVENUE OVER (UNDER) EXPENDITURES	\$ (32,110)	\$ -	\$ (32,110)	\$ 211,395					\$ 415,746	
Beginning Working Capital October 1			278,792	278,792					52,403	
Ending Working Capital			<u>\$ 246,682</u>	<u>\$ 490,187</u>					<u>\$ 468,149</u>	

Notes

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

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VEHICLE AND EQUIPMENT REPLACEMENT FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Charges for Services	\$ 1,566,797	\$ 5,267	\$ 1,572,064	\$ 1,179,048	\$ -	\$ 393,016	75%		\$ 1,048,043	13%
Grant Revenue	-	-	-	-	-	-	0%		-	0%
Other Reimbursements	150,000	(150,000)	-	-	-	-	0%		22,325	-100%
Interest Income	250,000	-	250,000	118,349	-	131,651	47%		190,082	-38%
Auction Proceeds	-	150,000	150,000	154,833	-	(4,833)	103%		107,500	44%
Total Revenue	\$ 1,966,797	\$ 5,267	\$ 1,972,064	\$ 1,452,229	\$ -	\$ 519,835	226%		\$ 1,367,950	-81%
EXPENDITURES										
Vehicle Replacement	\$ 1,972,462	\$ 400	\$ 1,972,862	\$ 1,331,949	\$ 5,359,440	\$ (4,718,527)	339%	1, 2	\$ 1,551,099	-14%
Equipment Replacement	77,706	1,089,094	1,166,800	734,905	142,796	289,100	75%	1	445,942	65%
Technology Replacement	1,089,094	(1,089,094)	-	-	-	-	0%		-	0%
Total Expenditures	\$ 3,139,262	\$ 400	\$ 3,139,662	\$ 2,066,854	\$ 5,502,236	\$ (4,429,427)	241%		\$ 1,997,041	3%
REVENUE OVER (UNDER) EXPENDITURES	\$ (1,172,465)	\$ 4,867	\$ (1,167,598)	\$ (614,624)					\$ (629,092)	
Beginning Working Capital October 1			3,891,901	3,891,901					6,055,897	
Ending Working Capital Current Month			<u>\$ 2,724,303</u>	<u>\$ 3,277,276</u>					<u>\$ 5,426,805</u>	

Notes

- 1 Contracts encumbered at the beginning of the year cause YTD percent to be higher than expected in early months.
- 2 Encumbrances include \$4,861,328 of fire equipment on order but not expected until FY27 or later.

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HEALTH INSURANCE FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Health Charges	\$ 7,231,912	\$ -	\$ 7,231,912	\$ 4,522,489	\$ -	\$ 2,709,423	63%	1	\$ 3,780,412	20%
Cobra and Stop Loss Reimbursements	300,000	-	300,000	379,564	-	(79,564)	127%	2	653,778	-42%
Interest Income	20,000	-	20,000	4,183	-	15,817	21%		2,876	45%
Transfers In	710,000	-	710,000	532,500	-	177,500	75%		-	0%
Total Revenue	\$ 8,261,912	\$ -	\$ 8,261,912	\$ 5,438,736	\$ -	\$ 2,823,176	66%		\$ 4,437,065	23%
EXPENDITURES										
Contractual Services	\$ 133,911	\$ -	\$ 133,911	\$ 174,280	\$ 6,395	\$ (46,764)	135%		\$ 70,371	148%
Employee Health Insurance/Claims	8,371,480	-	8,371,480	5,383,063	-	2,988,417	64%		5,899,751	-9%
Total Expenditures	\$ 8,505,391	\$ -	\$ 8,505,391	\$ 5,557,343	\$ 6,395	\$ 2,941,653	65%		\$ 5,970,122	-7%
REVENUE OVER (UNDER) EXPENDITURES	\$ (243,479)	\$ -	\$ (243,479)	\$ (118,607)					\$ (1,533,056)	
Beginning Fund Balance October 1			65,965	65,965					148,135	
Ending Fund Balance Current Month			<u>\$ (177,514)</u>	<u>\$ (52,642)</u>					<u>\$ (1,384,921)</u>	

Notes

- 1 Health Charges expected to increase later in the FY. New plan year starts January 2026. Additional staff bugeted February 2026.
- 2 Stop loss reimbursements are received after health claims are paid.

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GOVERNMENTAL CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
REVENUES								
Property Taxes - Capital Dedicated		\$ 10,500,000	\$ (10,500,000)	\$ -	\$ 10,500,000			
Contributions/Interlocal Revenue		3,600,000	-	3,600,000	527,485			
Bond Proceeds - 2026 GO Bonds		23,297,062	-	23,297,062	-			
Interest Income		3,000,000	-	3,000,000	2,203,158			
Transfers In - Impact Fee Funds		5,500,000	-	5,500,000	5,768,479			
Transfers In - Tree Mitigation		850,000	-	850,000	850,000			
Transfers In - Park Dedication/Improvement		2,150,000	-	2,150,000	2,150,000			
Grants		-	-	-	646,113			
Other Revenue		-	-	-	7,287			
Transfers In		-	-	-	-			
Total Revenues		<u>\$ 48,897,062</u>	<u>\$ (10,500,000)</u>	<u>\$ 38,397,062</u>	<u>\$ 22,652,521</u>			

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GOVERNMENTAL CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
EXPENDITURES								
Street & Traffic Projects								
Street Projects								
First Street (DNT - Coleman)	\$ 24,758,067	\$ -	\$ -	\$ 24,758,067	\$ 63,726	\$ 20,870,255	\$ 3,760,129	\$ 63,957
Coit Road (First-Frontier)	27,789,900	-	(6,881,407)	20,908,493	3,188,822	7,799,441	3,215,538	6,704,692
DNT Main Lane (US 380 - FM 428)	7,671,186	-	-	7,671,186	2,557,062	-	5,114,123	1
Fishtrap (Elem-DNT)	32,230,732	-	(58,589)	32,172,143	122,364	502,274	31,499,530	47,975
Teel (US380 Intersection Improv.)	-	-	493,527	493,527	493,527	-	-	-
First Street (Coit-Custer) 4 Lanes	26,563,812	-	-	26,563,812	210	-	26,372,036	191,567
Preston Road / First Street Dual Le	900,000	-	-	900,000	10,500	11,577	71,523	806,400
Craig Street (Preston - Fifth)	750,000	4,400,000	-	5,150,000	37,665	32,811	719,042	4,360,481
Coleman (Gorgeous - Talon)	4,022,596	15,500,000	(6,298,291)	13,224,305	302,067	181,455	2,847,712	9,893,070
Legacy (Prairie - Fishtrap) - 4 lan	10,000,000	-	171,519	10,171,519	-	-	10,171,519	-
Teel Parkway (US 380 - Fishtrap Rd)	6,040,289	-	26,212	6,066,501	6,237	4,161	6,056,103	-
Coit Road / US 380 SB Dual Left Tur	27,917	-	-	27,917	2,064	-	23,986	1,867
Parvin (FM 1385 - Legacy)	500,000	-	-	500,000	-	-	500,000	-
Street Impact Fee Analysis	105,627	-	-	105,627	1,750	-	57,110	46,766
US 380 Deceleration Lanes - Denton	500,000	-	-	500,000	-	-	43,600	456,400
Safety Way (Cook - Technology)	800,000	-	-	800,000	-	-	454,085	345,915
Gorgeous/McKinley	700,000	-	-	700,000	15,000	-	608,940	76,060
First Street (Coleman - Craig)	2,500,000	-	-	2,500,000	5,315	58,489	516,408	1,919,788
Gee Road (US 380 - FM 1385) - 2 NB	3,900,000	1,100,000	-	5,000,000	52,687	98,165	1,590,688	3,258,460
Frontier Parkway (Legacy - DNT)	300,000	-	-	300,000	-	-	300,000	-
Star Trail, Phase 5: Street Repairs	1,450,000	-	-	1,450,000	710,654	300,000	-	439,346
Prosper Trail (Coit - Custer) - 2 W	1,400,000	-	-	1,400,000	63,559	121,263	578,178	637,000
Windsong Parkway/US 380 Dual Left T	152,620	-	-	152,620	-	-	73,318	79,302
Legacy Drive (Prosper Tr. to P	-	-	6,308,292	6,308,292	259	6,298,292	167	9,574
Coleman St (First-Georgeous)	660,000	-	-	660,000	2,627	276,071	381,902	(600)
Teel Parkway (First-Freeman)	855,510	-	59,923	915,433	-	295,589	619,844	-
Legacy (First St. - Prosper Tr	200,000	-	-	200,000	134,800	-	-	65,200
Legacy (First St. - Prosper Tr	550,000	-	-	550,000	-	-	-	550,000
Prosper Trail (Legacy - DNT)	1,200,000	-	-	1,200,000	292,222	441,473	260,306	206,000
Roundabout Peer Review and Tho	28,500	-	-	28,500	4,463	-	24,038	-
West Gorgeous (McKinley-Colema	230,000	-	-	230,000	38,170	100,699	84,128	7,004
Godwin Parkway (DNT - BNSF RR)	-	2,000,000	-	2,000,000	1,000,000	-	-	1,000,000
Whitley Place/First St. - Open Spac	-	250,000	-	250,000	-	-	-	250,000
Unprogrammed Future Projects	522,874	-	(95,102)	427,772	-	-	-	427,772

TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
June 30, 2026

GOVERNMENTAL CAPITAL PROJECTS FUND

Street & Traffic Projects

Traffic Projects

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
Fifth Street Quiet Zone	500,000	-	-	500,000	390	-	-	499,610
Traffic Signal - Fishtrap & Artesia	525,000	140,000	(75,000)	590,000	1,305	6,707	323,079	258,909
Median Lighting US 380 (Mahard-Love	300,000	-	-	300,000	-	-	-	300,000
Traffic Signal - DNT/Frontier	281,500	-	-	281,500	-	56,637	213,560	11,303
Traffic Signal - Teel Pkway & Prair	525,000	140,000	73,720	738,720	471,736	61,596	39,304	166,084
Traffic Signal Acacia Parkway/Gee R	667,573	-	-	667,573	15,780	5,400	645,373	1,020
Traffic Signal First Street/Legacy	992,259	-	54,085	1,046,344	687,295	111,437	246,948	663
Opticom Repair/Installation	85,000	-	-	85,000	-	6,960	75,597	2,443
Gee/Lockwood Pedestrian Hybrid	357,113	-	-	357,113	232,291	6,285	113,650	4,887
First/Copper Canyon Pedestrian	331,054	-	-	331,054	211,103	4,937	108,867	6,147
First/Chaucer Pedestrian Hybri	316,374	-	-	316,374	198,633	4,927	106,658	6,156
Tr. Signal (Denton-Fishtrap)	390,428	-	-	390,428	-	-	377,974	12,454
Traffic Improvement Projects (	767,160	1,500,000	(382,500)	1,884,660	5,655	-	-	1,879,005
Traffic Signal Communications P	495,000	-	150,000	645,000	134,912	472,441	-	37,647
Traffic Signal - Legacy & Prai	525,000	140,000	(49,500)	615,500	-	-	-	615,500
School Zone Flashers	140,544	-	-	140,544	-	-	140,544	-
Traffic Equipment	15,928	-	-	15,928	-	-	15,928	-
Crosswalk Development Projects	140,000	-	-	140,000	57,839	5,101	62,984	14,076
Traffic Signal - Legacy & Prosper T	-	85,000	(24,750)	60,250	-	-	-	60,250
Traffic Signal - Legacy & Starwood	-	85,000	(24,750)	60,250	-	-	-	60,250
Traffic Signal Warrant Studies	-	85,000	(35,500)	49,500	17,325	32,175	-	-
First St at Fire No.3 Emgcy Signal	-	-	77,500	77,500	-	77,500	-	-
La Cima Blvd at Arrowhead-PHB	-	-	77,500	77,500	-	77,500	-	-
Coit Rd at Rodgers MS - PHB	-	-	77,500	77,500	-	77,500	-	-

Total Street & Traffic Projects

\$	164,664,563	\$	25,425,000	\$	(6,355,611)	\$	183,733,950	\$	11,140,013	\$	38,399,119	\$	98,414,418	\$	35,780,401
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TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
June 30, 2026

GOVERNMENTAL CAPITAL PROJECTS FUND

Park Projects

Neighborhood Park

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
Windsong Park #3	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ 307,824	\$ -	\$ -	\$ 42,176
Lakewood Preserve, Phase 2	5,587,255	-	(1)	5,587,255	8,889	5,478	5,563,948	8,940
Downtown Park (Broadway/Parvin)	1,158,240	200,000	(127,000)	1,231,240	180,955	393,742	99,058	557,485
Raymond Community Park Dam Repair	-	350,000	-	350,000	44,373	56,628	-	249,000
Playground Shade Structures - Lakew	-	200,000	-	200,000	-	-	-	200,000
Security Cameras - Raymond Communit	-	250,000	-	250,000	-	-	-	250,000
Pecan Grove & Whitley Place HOA Irr	-	125,000	-	125,000	-	-	-	125,000
Mirabella Park (Tellus)	-	500,000	-	500,000	-	-	-	500,000
Creeside Park (Shaddock)	-	445,000	-	445,000	-	-	-	445,000

Trails

Doe Branch Trail Connections	1,684,000	-	-	1,684,000	390,933	65,194	124,111	1,103,761
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Downtown Improvements

Downtown Improvements	329,383	-	9,930	339,313	89,061	8,436	239,166	2,650
Downtown Monumentation	164,700	-	40,531	205,231	25,738	15,153	164,341	-
Downtown Monumentation, Broadway &	370,000	255,000	7,622	632,622	196,325	387,405	-	48,893
Prosper Parking Lot and Alley Impro	552,500	-	(23,168)	529,332	23,177	404,351	100,550	1,254

Community Park

Raymond Community Park	24,787,000	128,000	390,000	25,305,000	6,138,944	1,158,634	17,375,181	632,241
Raymond Comm. Park, Trail/Brid	916,802	-	-	916,802	-	916,535	-	267
Froniter Park Pond Repairs	473,000	-	-	473,000	-	33,768	420,123	19,109
Frontier Park Concrete Repairs	120,000	-	-	120,000	-	-	-	120,000
Parks & Recreation Admin Facil	80,000	-	-	80,000	-	-	72,803	7,197
Doe Branch Property Masterplan	140,000	-	-	140,000	46,900	5,000	82,700	5,400
Dream Park	-	3,000,000	-	3,000,000	1,113,458	1,861,938	-	24,604
Playgr. Shade Struct.-Pecan Gr	160,000	-	-	160,000	-	-	158,923	1,077

Median/ Landscape Screening

US 380 Green Ribbon Lndscp- Irrigat	2,295,000	-	-	2,295,000	192,662	25,233	1,601,537	475,567
Mahard Medians	-	500,000	-	500,000	21,000	29,000	-	450,000
Prairie Medians	-	250,000	-	250,000	5,400	44,600	-	200,000
Richland Median Lndscp (Prosper Com	-	150,000	-	150,000	-	-	-	150,000
Prosper Trail Screening (Preston -	550,000	-	7,000	557,000	49,339	-	472,986	34,675
Parks Master Plan Update	140,000	-	-	140,000	-	-	132,707	7,293
Unprogrammed Future Projects	400,190	-	(333,333)	66,857	-	-	-	66,857

Total Park Projects

\$ 40,258,070	\$ 6,353,000	\$ (28,419)	\$ 46,582,651	\$ 8,834,977	\$ 5,411,094	\$ 26,608,134	\$ 5,728,446
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TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
June 30, 2026

GOVERNMENTAL CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Years Expenditure	Project Budget Balance
Facility Projects								
<u>Public Safety</u>								
Fire Station #4 Design	\$ 950,680	\$ -	\$ -	\$ 950,680	\$ 96,481	\$ 12,403	\$ 856,971	\$ (15,175)
Fire Station #4 Other Developm	413,422	-	-	413,422	19,621	13,111	111,496	269,195
Fire Station #4 Construction	11,610,003	-	-	11,610,003	5,075,759	-	6,534,244	-
Fire Station #4 (FF&E)	700,000	-	-	700,000	436,483	14,403	-	249,114
Public Safety Fiber Ring	1,000,000	-	-	1,000,000	76,621	-	-	923,380
PD Needs Assessment	78,740	-	1	78,741	11,775	-	66,966	-
Town Hall HVAC Unit	-	-	61,933	61,933	61,933	-	-	-
Repairs Fire Station 2	-	-	98,759	98,759	57,429	41,330	-	-
Central Fire BAS System	-	-	65,732	65,732	21,632	44,100	-	-
Fire Station 2 BAS System	-	-	16,435	16,435	16,435	-	-	-
Fire Station 3 BAS System	-	-	39,694	39,694	39,694	-	-	-
Quint Fire Engine (New Central Fire	1,495,000	-	-	1,495,000	-	-	1,469,880	25,120
Ambulance (New Central Fire Station	495,000	-	-	495,000	-	-	487,388	7,612
Fire Engine Station #4	1,250,000	-	-	1,250,000	-	-	1,246,418	3,582
Ambulance Station #4	552,000	-	-	552,000	-	-	551,600	401
In-Car Camera System and Body Worn	387,225	-	-	387,225	-	-	16,900	370,325
<u>Non-Public Safety</u>								
Parks & Public Works, Phase 1	5,802,938	5,397,062	8,319,788	19,519,788	409,609	16,478,938	777,468	1,853,773
Finish Out Interior Spaces Town Hal	685,416	-	-	685,416	260,768	4,922	419,725	-
Library Master Pan	130,000	-	-	130,000	8,600	5,389	116,011	-
Town Hall Repairs - N. Parking	290,892	-	7,320	298,212	247,723	-	50,489	-
Facility Improvement Projects	-	300,000	(241,223)	58,777	-	-	-	58,777
Unprogrammed Future Projects	511,916	-	(340,653)	171,263	-	-	-	171,263
Total Facility Projects	\$ 26,353,232	\$ 5,697,062	\$ 8,027,786	\$ 40,078,081	\$ 6,840,563	\$ 16,614,596	\$ 12,705,557	\$ 3,917,367
Transfer Out								
CIP Salaries - Streets	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -
CIP Salaries - Parks	-	300,000	-	300,000	300,000	-	-	-
CIP Salaries - Facilities	-	300,000	-	300,000	300,000	-	-	-
Total Expenditures	\$ 231,275,865	\$ 38,475,062	\$ 1,643,756	\$ 271,394,682	\$ 27,815,553	\$ 60,424,809	\$ 137,728,109	\$ 45,426,214
REVENUE OVER (UNDER) EXPENDITURES				\$ (232,997,620)	\$ (5,163,031)			
Beginning Fund Balance (Restricted for Capital Projects) October 1				82,578,172	82,578,172			
Ending Fund Balance (Restricted for Capital Projects) Current Month				<u>\$ (150,419,448)</u>	<u>\$ 77,415,141</u>			

TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
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UTILITY CAPITAL PROJECTS FUND

	Prior Year Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Life to Date Amended Budget	Current Year Actual	Current Year Encumbrances	Prior Year Expenditure	Project Budget Balance
REVENUES								
Interest Income		\$ 807,800	\$ -	\$ 807,800	\$ 1,252,349			
Bond Proceeds		26,538,619	-	26,538,619	-			
Grant Revenue		-	-	-	-			
Transfers In		-	-	-	-			
Transfers In - Impact Fee Funds		6,868,378	-	6,868,378	8,844,490			
Transfers In - Drainage Fund		200,000	-	200,000	200,000			
Total Revenues		<u>\$ 34,214,797</u>	<u>\$ -</u>	<u>\$ 34,214,797</u>	<u>\$ 10,296,839</u>			
EXPENDITURES								
Water Projects								
Lower Pressure Plane 42"	\$ 18,931,100	\$ -	\$ (420,550)	\$ 18,510,550	\$ -	\$ -	\$ 18,510,550	\$ -
LPP Water Line Phase, 2A	9,000,000		(1,080,312)	7,919,688	42	-	7,919,646	-
Water Line Relocation-Frontier Park	6,900,000	-	-	6,900,000	3,437,865	547,783	1,554,570	1,359,781
Parks & Public Works, Phase 1	5,600,000	-	2,395,576	7,995,576	4,798,639	2,407,268	388,007	401,662
DNT (Prosper Trail - Frontier Parkw	23,785	-	-	23,785	-	-	3,585	20,200
Water Impact Fee Analysis	105,627	-	-	105,627	-	-	105,487	139
DNT Water Line Relocation	37,019	-	-	37,019	-	-	25,127	11,893
5 MG Ground Storage Tank	8,100,000	5,695,000	-	13,795,000	133,464	192,970	524,677	12,943,890
Craig Street 2 MG EST Rehabili	460,000	2,540,000	-	3,000,000	129,040	166,605	73,305	2,631,050
First Street (DNT - Coleman) - 12"	-	2,500,000	-	2,500,000	-	2,500,000	-	-
US 380 30-inch Water/8" WW Line Rel	-	1,800,000	-	1,800,000	235,970	782,840	-	781,190
Godwin Pkwy Materials	-	-	261,980	261,980	261,980	-	-	-
Unprogrammed Future Projects	356,728	-	(10,299)	346,429	-	-	-	346,429
Wastewater Projects								
Doe Branch Parallel Interceptor	16,253,327	-	-	16,253,327	3,750,000	-	3,750,000	8,753,327
Upper Doe Branch WW Line	8,025,000		(1,061,980)	6,963,021	1,910,887	448,901	4,573,501	29,731
Sewer Impact Fee Analysis	115,947	-	-	115,947	-	-	115,807	139
Doe Branch, Phase 3 WWTP	104,946,277	-	-	104,946,277	27,500,000	3,835	33,636,712	43,805,730
Wilson Creek WW Line	400,000	-	(94,714)	305,286	-	-	305,286	-
Denton ISD WW Line Reimburseme	531,622	-	-	531,622	-	-	-	531,622
Total Water & Wastewater Projects	<u>\$ 179,786,432</u>	<u>\$ 12,535,000</u>	<u>\$ (10,299)</u>	<u>\$ 192,311,133</u>	<u>\$ 42,157,887</u>	<u>\$ 7,050,202</u>	<u>\$ 71,486,261</u>	<u>\$ 71,616,783</u>
Drainage Projects								
Old Town Regional Retention Pond #2	\$ 98,386	\$ 200,000	\$ -	\$ 298,386	\$ -	\$ -	\$ 48,323	\$ 250,063
Doe Branch Creek Erosion Control	225,000	-	-	225,000	-	14,472	183,560	26,968
Total Drainage Projects	<u>\$ 323,386</u>	<u>\$ 200,000</u>	<u>\$ -</u>	<u>\$ 523,386</u>	<u>\$ -</u>	<u>\$ 14,472</u>	<u>\$ 231,883</u>	<u>\$ 277,031</u>
Transfer Out								
CIP Salaries - Water	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
CIP Salaries - Wastewater	-	200,000	-	200,000	200,000	-	-	-
Total Expenses	<u>\$ 180,109,818</u>	<u>\$ 13,235,000</u>	<u>\$ (10,299)</u>	<u>\$ 193,334,519</u>	<u>\$ 42,657,887</u>	<u>\$ 7,064,674</u>	<u>\$ 71,718,144</u>	<u>\$ 71,893,814</u>
REVENUE OVER (UNDER) EXPENDITURES				\$ (159,119,722)	\$ (32,361,048)			
Beginning Fund Balance (Restricted for Capital Projects) October 1				115,732,372	115,732,372			
Ending Fund Balance (Restricted for Capital Projects) Current Month				<u>\$ (43,387,350)</u>	<u>\$ 83,371,324</u>			

TOWN OF PROSPER

REPORT TO TOWN COUNCIL

FY 2026 RESULTS OF THIRD QUARTER ENDING JUNE 30, 2026

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

In summary, various accounts have been over and under budget, with detailed comments discussed below. With 75% of the year now complete, results for the major operations of the funds with related commentary are:

GENERAL FUND

- Revenues total \$55,012,400 or 81% of annual budget
- Property Tax Collections are 99% of annual budget
- Sales Tax Revenues are 71% of annual budget
- Franchise Fees are 70% of annual budget
- Building Permit Revenues are 64% of annual budget, an increase of 25% from the prior year.
- Expenditures total \$45,626,650 or 71% of annual budget

Revenues:

It is common for a disproportionate percentage of General Fund revenues to be received early in the fiscal year. The Town's largest revenue source, property taxes, is due January 31st. In prior years, a large portion of property taxes would be paid by December 31st. This year, collections were primarily received in January 2026 and are in alignment with prior years. Sales tax revenue is 9% higher than the previous year's revenue and is projected to meet budget expectations. Many franchise fees are paid on a quarterly basis, which creates a lag early in the year, but a 34% increase in receipts from the prior year is indicative of the growing sales tax base. Building Permits are below the 75% reference point but is up 25% compared to this time last year.

Expenditures

Overall, the General Fund expenditures are in line with budget as of the reporting date, with encumbrances making up 5% of the total. A large emphasis was made to encumber expected funds early in the year to give departments a better look at actual budgets remaining as the year progresses. Fire and Police show large increases when compared to previous years. This is related to all payroll expenditures being moved from the special purpose districts to the General fund. All departments are projected to remain below budget.

IMPACT FEE REVENUES

- Street Impact Fees for East Thoroughfare Impact Fees total \$1,216,000 which is 94% of annual budget
- Street Impact Fees for West Thoroughfare Impact Fees total \$2,818,435 which is 63% of annual budget
- Water Impact Fees total \$1,725,201 which is 53% of annual budget
- Wastewater Impact Fees total \$846,681 which is 42% of annual budget

Due to their nature, impact fee revenue can fluctuate significantly throughout the year. West impact fees are primarily generated from single-family residential development and are recognized when builders obtain individual home permits, resulting in a more consistent flow of revenue throughout the year. In contrast, large multi-family permits are collected in a single payment, leading to greater variability.

WATER & SEWER FUND

- Revenues total \$29,563,693 or 62% of annual budget which is up 15% from prior year
- Expenditures total \$29,781,885 which is 67% of annual budget

Revenues

Water revenue typically averages 60% through the first three quarters of the year. Currently, we are slightly below the average (56%), but due to the increase in accounts we showed an 11% increase from the prior year. Revenue from water and sewer charges is tracking slightly below budget projections and is being closely monitored. Revenue is highly dependent upon the weather, and the final quarter of the year typically averages roughly 40% of the annual revenue during this timeframe.

Expenditures

Due to the “take or pay” fee structures with regional providers, water and sewer expenditures typically experience less seasonal variation than revenues. Both water purchases and sewer treatment costs are below budget nine months through the year. Year-over-year increases are attributed to higher rates charged by regional suppliers. Administration expenses are well above the 75% mark, primarily due to one-time annual payments made early in the fiscal year.

HEALTH FUND

- Expenditures total \$5,557,343 which is 65% of annual budget

Health fund revenues are currently below the expected percentage. This is primarily due to vacancies, the new plan year beginning in January 2026, and new FY positions slated for hire in February 2026. Once staffing levels increase and the new rates take effect, revenues will increase to offset the early shortfall.

Mario Canizares
Town Manager



ENGINEERING SERVICES

To: Mayor and Town Council

From: Hulon T. Webb Jr., P.E., Director of Engineering Services

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

Re: Ordinance Repealing Articles of Chapter 12 “Traffic and Vehicles”,
Reassigned to the Town Manager or Town Manager’s Designee

Town Council Meeting – July 28, 2026

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon an Ordinance repealing articles of Chapter 12 “Traffic and Vehicles”, that were formerly under § 12.02.001 Mayor’s Duties and § 12.02.002 Traffic Administrator, that were reassigned to the Town Manager or Town Manager’s designee by Ordinance 2026-06 adopted on February 10, 2026.

Description of Agenda Item:

On February 10, 2026, the Town adopted Ordinance No. 2026-06, which eliminated the Traffic Administrator position, the Office of Traffic Administration, and assigned the duties of the Mayor, relative to traffic, to the Town Manager or Town Manager’s designee. To enhance services provided to the citizens and visitors to the Town of Prosper, staff have determined that repealing articles of the Code of Ordinances is necessary so that conflicts do not arise as new traffic regulations are authorized by the Town Manager or Town Manager’s designee. Updating traffic control restrictions such as reduced speed school zones would conflict with existing ordinances. Repealing these articles of the Code of Ordinances will eliminate future conflicts and will allow the Town Manager to make changes, additions, or deletions to traffic control authorizations as necessary.

The following sections in Chapter 12, “Traffic and Vehicles,” to be repealed from the Code of Ordinances:

~~§ 12.03.031 Stop signs.~~

~~Stop signs shall be installed at the following intersections:~~

- ~~(1) Seventh Street and Spur 439. One stop sign shall be installed on Seventh Street at the north side of the intersection.~~
- ~~(2) Seventh Street and Parvin Street. Two stop signs shall be installed on Parvin Street on both sides of the intersection where it intersects Seventh Street.~~

- ~~(3) Parvin Street and Broadway. One stop sign shall be installed on Parvin Street on the north side of the intersection.~~
- ~~(4) State Highway 1139 and Parvin Street. One stop sign shall be installed on Parvin Street where it intersects State Highway 1139 on the west side of the intersection.~~

~~§ 12.03.032 **Four-way stop signs.**~~

~~County Road 80 and County Road 122.~~

- ~~(1) Four-way stop sign. Based upon an engineering and traffic investigation heretofore made, and the state transportation commission's Manual on Uniform Traffic Control Devices, a four-way stop sign is to be erected at the intersection of County Road 80 and County Road 122, to control traffic at the intersection.~~
- ~~(2) Placement of signs. The Town Administrator, or his/her designated representative, is hereby authorized and directed to cause the placement of stop signs at the intersection of County Road 80 and County Road 122. The signs shall conform to the state transportation commission's Manual on Uniform Traffic Control Devices and be located as near as practicable to the nearest line of the crosswalk or, in the absence of a crosswalk, at the nearest line of each roadway.~~
- ~~(3) Violation. It shall be unlawful to operate a vehicle on County Road 80 or County Road 122 without bringing the vehicle to a full and complete stop at the intersection of County Road 80 and County Road 122 before proceeding into the intersection. All vehicles shall remain stopped until the intersection is free and clear of all oncoming vehicles which might constitute a hazard to life or property under the condition then and there existing.~~

~~§ 12.04.004 **No-passing zones.**~~

~~SH 289 (Preston Road). The town hereby declares and establishes SH 289 (Preston Road) from the intersection of SH 289 (Preston Road) and U.S. Highway 380 north to the intersection of SH 289 (Preston Road) and FM Road 1461 a no-passing zone. No driver shall at any time drive on the left side of SH 289 (Preston Road) from the intersection of SH 289 (Preston Road) and U.S. Highway 380 north to the intersection of SH 289 (Preston Road) and FM Road 1461 within such no-passing zone or on the left side of any pavement striping designed to mark such no-passing zone throughout its length; provided, however, this subsection shall not be construed as prohibiting the crossing of such pavement striping, or the centerline within the no-passing zone marked by signs only, in making a left turn into or out of an alley, private road or driveway.~~

~~§ 12.05.031 **Spur 439.**~~

~~Spur 439, from its intersection with Farm to Market Road 1193 on the east side of the street and in a southerly direction, is hereby placed in a no-parking zone for a distance of 150 feet.~~

~~§ 12.05.032 **Seventh Street.**~~

~~Seventh Street from its intersection with Parvin Street eastwardly to the public school property is hereby placed in a no-parking zone from 8:00 a.m. until 4:00 p.m. each day.~~

~~§ 12.05.033 Preston Road.~~

~~(a) Definitions. For purposes of this section, the terms below shall have the following meanings:~~

~~Parking or park.~~

~~To stand, halt or locate an occupied or unoccupied vehicle, other than temporarily while actively loading or unloading passengers or property.~~

~~Vehicle.~~

~~A device that can be used to transport or draw persons and/or property on a highway or street, including but not limited to a car, truck, trailer, truck tractor or motorcycle.~~

~~(b) No parking zone and offense established. No parking of a vehicle shall occur along Preston Road (SH 289) between Prosper Trail (CR 48 and CR 81) and West Broadway Street (FM 1193). A person commits an offense by violating any provision of this section.~~

~~(c) Signs. The Town Administrator, or his/her designee, shall be responsible for installing signs and/or markings to properly notify the public of the location of the no-parking zone, and/or the Town Administrator, or his/her designee, shall cooperate with and assist the State Department of Transportation installing signs and/or markings to notify the public of the location of the no-parking zone.~~

~~(d) Enforcement. The no-parking zone provided herein shall in no way be obstructed and no parking shall occur therein. The police chief, or his/her authorized representatives, is authorized to issue citations and/or remove or cause to be removed any material or vehicle obstructing the no-parking zone at the expense of the owner of such material or vehicle. The town shall not be responsible or liable for any damage to any vehicle or personal property removed from the no-parking zone pursuant to this section and shall not be responsible for any damage resulting from the failure to exercise the authority granted under this section.~~

~~§ 12.05.034 Wilson Drive.~~

~~(a) There shall be no parking on both sides of Wilson Drive from its intersection with Coleman Street east one hundred fifty feet (150') to the intersection of Gray Lane, from 7:00 a.m. until 9:00 a.m. and from 2:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~(b) There shall be no parking on both sides of Wilson Drive from its intersection with Gray Lane east eight hundred feet (800') to the intersection of Dave Trail, from 3:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.035 Prince William Lane.~~

~~There shall be no parking on both sides of Prince William Lane from its intersection with Coleman Street 100 feet south of the intersection of Highbridge Lane, from 7:30 a.m. until 9:30 a.m. and from 2:45 p.m. until 4:45 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.036 Meadowbrook Boulevard.~~

~~There shall be no parking on both sides of Meadowbrook Boulevard from its intersection with Coit Road east two hundred (200) feet to the intersection of Foxfield Court, from 7:00 a.m. until 9:00~~

~~a.m. and from 2:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.037 **Ridgewood Drive.**~~

~~There shall be no parking on the north side of Ridgewood Drive from Hays Road to Crown Colony Drive. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.038 **Foxfield Court.**~~

~~There shall be no parking on both sides of Foxfield Court, a distance of approximately 600 feet, from 7:00 a.m. until 9:00 a.m. and from 2:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.039 **Chaucer Drive.**~~

~~There shall be no parking on both sides of Chaucer Drive from its intersection with First Street south one hundred seventy feet (170') to the intersection of Clearwater Drive, from 7:00 a.m. until 9:00 a.m. and from 2:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.040 **Winsor Drive.**~~

~~There shall be no parking on both sides of Winsor Drive from its intersection with First Street south one hundred seventy feet (170') to the intersection of Clearwater Drive, from 7:00 a.m. until 9:00 a.m. and from 2:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.041 **Prosper Trail.**~~

~~(a) Definitions. For purposes of this section, the terms below shall have the following meanings:~~

~~Parking or park.~~

~~To stand, halt or locate an occupied or unoccupied vehicle, other than temporarily while actively loading or unloading passengers or property.~~

~~Vehicle.~~

~~A device that can be used to transport or draw persons and/or property on a highway or street, including but not limited to a car, truck, trailer, truck tractor or motorcycle.~~

~~(b) No parking zone and offense established. No parking of a vehicle shall occur along Prosper Trail between the Dallas North Tollway and Custer Road. A person commits an offense by violating any provision of this section.~~

~~(c) Signs. The Town Manager or designee shall be responsible for installing signs and/or markings to properly notify the public of the location of the no parking zone.~~

~~(d) Enforcement. The no parking zone provided herein shall in no way be obstructed and no parking shall occur therein. The police chief or authorized representative(s) is authorized to issue citations and/or remove, or cause to be removed, any vehicle obstructing the no parking zone at the expense of the owner of such vehicle. The town shall not be responsible or liable for any damage to any vehicle or personal property removed from the no parking zone pursuant to this section and shall not be responsible for any damage resulting from the failure to exercise the authority granted under this section.~~

~~§ 12.05.042 Bryan Street.~~

~~There shall be no parking on both sides of Bryan Street from its intersection with Coleman Street east four hundred twenty-five feet (425') to the intersection of Trail Drive, from 3:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.043 Dave Trail.~~

~~There shall be no parking on both sides of Dave Trail from its intersection with Gray Lane east and north one thousand one hundred fifty feet (1,150') to the intersection of Trail Drive, from 3:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.05.044 Gray Lane.~~

~~There shall be no parking on both sides of Gray Lane from its intersection with Dave Trail north and east one thousand one hundred feet (1,100') to the intersection of Trail Drive, from 3:00 p.m. until 4:00 p.m. on school days. A person commits an offense by violating any provision of this section.~~

~~§ 12.09.003 Speed limits on specific streets.~~

~~A person shall not operate a vehicle upon a public street or highway listed in this section at a speed greater than established by this section, with the limits established being prima facie evidence that the speed is not reasonable and prudent and that the speed is unlawful. The following maximum speed limits are established:~~

Town Streets		
Street Name	Limits	Speed Limit (MPH)
Broadway	McKinley Street to Coleman Street	25
Coit Road	US 380 (University Drive) to FM 1461 (Frontier Pkwy)	45
Coleman Street	Richland Boulevard to Lovers Lane	40
Coleman Street	Lovers Lane to Broadway	30
Coleman Street	Broadway to Gorgeous Drive	30
Coleman Street	Gorgeous Drive to Talon Lane	45
Coleman Street	Talon Lane to SH 289 (Preston Road)	45
Cook Lane	First Street to Prosper Trail	35
Craig Road	SH 289 (Preston Road) to FM 1193 (Broadway)	25
Dallas Parkway	US 380 (University Drive) to Frontier Parkway	50
First Street	Legacy Drive to 400 feet west of BNSF Railroad	45
First Street	400 feet west of BNSF Railroad to Craig Road	30
First Street	Craig Road to FM 2478 (Custer Road)	45
Fishtrap Road	FM 1385 to Legacy Drive	45
Frontier Parkway	Legacy Drive to Dallas Parkway	35
Frontier Parkway	Dallas Parkway to SH 289 (Preston Road)	30

Gee Road	US 380 (University Drive) to Fishtrap Road	45
Good Hope Road	Windsong Parkway to Parvin Road	35
Hays Road	First Street to South Chandler Circle	30
La Cima Boulevard	US 380 (University Drive) to First Street	40
Legacy Drive	US 380 (University Drive) to 1,600 feet north of Prairie Drive	45
Legacy Drive	Fishtrap Road to Frontier Parkway	35
Lovers Lane	US 380 (University Drive) to SH 289 (Preston Road)	40
Lovers Lane	SH 289 (Preston Road) to Coleman Street	40
McKinley Street	First Street to Fifth Street	25
Main Street	First Street to Seventh Street	25
Parvin Road	FM 1385 to Legacy Drive	35
Prairie Drive	1,400 feet west of Legacy Drive to 1,900 east of Legacy Drive	45
Prosper Commons Blvd.	US 380 (University Drive) to Richland Boulevard	30
Prosper Road	Teel Parkway to Legacy Drive	35
Prosper Trail	Legacy Drive to 1,000 feet east of Legacy Drive	35
Prosper Trail	1,000 feet east of Legacy Drive to Dallas Parkway	45
Prosper Trail	Dallas Parkway to SH 289 (Preston Road)	45
Prosper Trail	SH 289 (Preston Road) to Coit Road	45
Prosper Trail	Coit Road to FM 2478 (Custer Road)	45
Richland Boulevard	Coleman Street to SH 289 (Preston Road)	40
Richland Boulevard	SH 289 (Preston Road) to Lovers Lane	40
Richland Boulevard	1,100 feet west of La Cima Boulevard to 900 feet east of La Cima Boulevard	45
Richland Boulevard	Prosper Commons Boulevard to Coit Road	45
Richland Boulevard	Coit Road to 900 feet east of Coit Road	45
Safety Way	Dallas Parkway to Cook Lane	35
Shawnee Trail	Star Trace Parkway to Garuth Drive	45
Talon Lane	Coleman Street to Frontier Parkway	45
Teel Parkway	US 380 (University Drive) to Windsong Parkway	45
Teel Parkway	Windsong Parkway to Prosper Road	35
Victory Way	Coleman Street to Frontier Parkway	45
Windsong Parkway	US 380 (University Drive) to 1,000 feet north of US 380 (University Drive)	30

State Highways		Speed Limit (MPH)
Highway	Limits	
FM 1193 (Broadway)	Coleman Street to SH 289 (Preston Road)	35
FM 1385	US 380 (University Drive) to Parvin Road	45
FM 1461 (Frontier Pkwy)	SH 289 (Preston Road) to FM 2478 (Custer Road)	50
FM 2478 (Custer Road)	US 380 (University Drive) to FM 1461 (Frontier Pkwy)	55
SH 289 (Preston Road)	US 380 (University Drive) to FM 1461 (FM Parkway)	50
US 380 (University Drive)	FM 1385 to Denton/Collin County Line	50
US 380 (University Drive)	From Denton/Collin County Line to Red Bud Drive	60
US 380 (University Drive)	Red Bud Drive to FM 2478 (Custer Road)	55

§ 12.09.004 Reduced speed school zones.

A person shall not operate a vehicle upon a public street or highway listed in this section during the hours indicated at a speed greater than established by this section, with the limits established being prima facie evidence that the speed is not reasonable and prudent and that the speed is unlawful. The following reduced speed school zones are established:

Street Name	Limits	Hours of Operation	Speed Limit
Bryant Elementary School			
Falling Leaves Drive	From 200 feet north of Ironwood Drive to Ironwood Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Freeman Way	From 200 feet west of Goldenrod Lane to Teel Parkway	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Goldenrod Lane	From 200 feet south of Freeman Way to Ironwood Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Ironwood Drive	From 200 feet west of Goldenrod Lane to Teel Parkway	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Old Rosebud Lane	From 200 feet west of Goldenrod Lane to Goldenrod Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Rock Springs Drive	From 200 feet north of Ironwood Drive to Ironwood Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Seven Oaks Drive	From 220 feet south of Freeman Way to Freeman Way	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Teel Parkway	From 300 feet north of Ironwood Drive to 300 feet south of Freeman Way	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Cockrell Elementary School			
Cliff Creek Drive	From 130 feet southwest of PISD school property to Evergreen Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Escalante Trail	From Whitley Place Drive to Prosper Trail	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Evergreen Drive	From 130 feet southwest of Orchard Grove Drive to Cliff Creek Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Fisher Road	From Escalante Drive to 205 feet east of Escalante Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Mesa Drive	From Escalante Drive to 200 feet east of Escalante Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Orchard Grove Drive	From Evergreen Drive to Escalante Trail	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Prosper Trail	From 750 feet west of Escalante Trail to 300 feet east of Escalante Trail	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Red Wing Drive	From Escalante Drive to 215 feet east of Escalante Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Whitley Place Drive	From 150 feet southwest of Escalante Trail to 150 feet northeast of Escalante Trail	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Folsom Elementary School			
Amistad Drive	From La Cima Boulevard to 100 feet northwest of La Cima Boulevard	7:20 a.m. to 8:00 a.m. 2:55 p.m. to 4:20 p.m.	20
Amistad Drive	From La Cima Boulevard to 190 feet southeast of La Cima Boulevard	7:20 a.m. to 8:00 a.m. 2:55 p.m. to 4:20 p.m.	20
Arrowhead Drive	From La Cima Boulevard to 120 feet southeast of La Cima Boulevard	7:20 a.m. to 8:00 a.m. 2:55 p.m. to 4:20 p.m.	20
Arrowhead Drive	From 270 feet northwest of Sommerville Drive to Sommerville Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Buffalo Springs Drive	From 200 feet north of Cedar Lake Drive to 185 feet south of Cedar Lake Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Calaveras Court	From 260 feet northwest of Sommerville Drive to Sommerville Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Cedar Lake Drive		7:20 a.m. to 8:05 a.m.	20

	From 135 feet west of Buffalo Springs Drive to White River Drive	2:55 p.m. to 3:40 p.m.	
La Cima Boulevard	From 255 feet southwest of Amistad Drive to 260 feet northeast of Amistad Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
La Cima Boulevard	From 300 feet southwest of Arrowhead Drive to 300 feet northeast of Arrowhead Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Livingston Drive	From 180 feet northwest of Salada Drive to Twin Buttes Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Monticello Drive	From 130 feet northwest of La Cima Boulevard to La Cima Boulevard	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Salada Drive	From Livingston Drive to 175 feet northeast of Livingston Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Sommerville Drive	From White River Drive to Livingston Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Texana Drive	From Livingston Drive to 180 feet northeast of Livingston Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Twin Buttes Drive	From Livingston Drive to 170 feet northeast of Livingston Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
White River Drive	From 190 feet south of Cedar Lake Drive to 280 feet north of Sommerville Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Hall Elementary School			
Big Sky Drive	From Edgewood Lane to 130 feet west of Edgewood Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Edgewood Lane	From Kessler Drive to 130 feet south of Big Sky Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Gentle Knoll Lane	From Star Meadow Drive to 200 feet north of Star Meadow Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Glendover Drive	From Kessler Drive to 240 feet south of Kessler Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Kessler Drive	From Star Trail Parkway to Edgewood Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Legacy Drive	From 300 feet north of Star Meadow Drive to 850 feet south of Star Meadow Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Star Meadow Drive	From Legacy Drive to 200 feet east of Gentle Knoll Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Star Trail Parkway	From 200 feet northeast of Kessler Drive to 200 feet southwest of Kessler Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Rucker Elementary School			
Craig Road	From 100 feet north of Preston Road to 100 feet south of First Street	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Stuber Elementary School			
Clearwater Drive	From 210 feet west of Village Park Lane to Village Park Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
First Street	From 300 feet west of Village Park Lane to 610 feet east of Village Park Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Highland Street	From 160 feet west of Village Park Lane to Village Park Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Shadow Ridge Drive	From 215 feet west of Village Park Lane to Village Park Lane	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Village Park Lane	From First Street to Highland Street	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Zilker Parkway	From 160 south of Highland Street to Highland Street	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Thomson Elementary School			
Bancroft Drive	From 200 feet west of Beverly Drive to 100 feet east of Binkley Avenue	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Beverly Drive	From 200 feet south of Bancroft Drive to Bancroft Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Binkley Avenue	From 200 feet south of Bancroft Drive to Bancroft Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Fairmont Drive	From 200 feet south of Bancroft Drive to Bancroft Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Shawnee Trail	From 300 feet north of Bancroft Drive to 1,000 feet north of Bancroft Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Windsong Elementary School			
Copper Canyon Drive	From 115 feet south of Marigold Lane to First Street	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
First Street	From 300 feet west of Redstem Drive to 300 feet east of Copper Canyon Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
First Street	From 260 feet west of Windsong Parkway to 220 feet east of Windsong Parkway	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Lantana Lane	From 200 feet east of Copper Canyon Drive to Copper Canyon Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Marigold Lane	From 145 feet west of Redstem Drive to 135 feet east of Copper Canyon Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Paddock Lane	From 265 feet west of Redstem Drive to Redstem Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Pine Leaf Lane	From 265 feet east of Copper Canyon Drive to Copper Canyon Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Porosa Lane	From 200 feet west of Redstem Drive to Redstem Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Prairie Clover Lane	From 265 feet east of Copper Canyon Drive to Copper Canyon Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Redstem Drive	From 125 feet south of Marigold Lane to First Street	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20
Sweet Clover Drive	From 265 feet east of Copper Canyon Drive to Copper Canyon Drive	7:20 a.m. to 8:05 a.m. 2:55 p.m. to 3:40 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Cheek Middle School			
Denton Way	From 1,500 east of FM 1385 to 1,850 north of Gee Road	7:45 a.m. to 8:30 a.m. 3:30 p.m. to 4:15 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Moseley Elementary School			
Avocet Lane	From 225 feet west of Eider Road to Teel Parkway	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Chickadee Street	From 200 feet south of Avocet Lane to Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Grescent Lane	From 200 feet south of Avocet Lane to Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Eider Road	From Parvin Road to Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Kestrel Street	From 200 feet west of Eider Road to Eider Road	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Lupine Road	From 200 feet south of Avocet Lane to Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Manfreda Street	From 200 feet south of Avocet Lane to Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Parvin Road	From 300 feet west of Eider Road to 525 feet west of Teel Parkway	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Raftel Road	From 200 feet south of Avocet Lane to Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Teel Parkway	From Parvin Road to 300 feet south of Avocet Lane	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Reynolds Middle School			
Church Street	From 30 feet north of Eighth Street to PISD school property line	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Coleman Street	From 160 feet north of Gorgeous Drive to 60 feet south of Wilson Drive	7:50 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Rogers Middle School			
Coit Road	From 300 feet south of Richland Boulevard to 1,150 feet north of Richland Boulevard	7:35 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20
Richland Boulevard	From 300 feet west of Coit Road to 1,150 feet east of Coit Road	7:35 a.m. to 8:35 a.m. 3:25 p.m. to 4:10 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Rushing Middle School			
Chaucer Drive	From First Street to Clearwater Drive	7:20 a.m. to 8:35 a.m. 2:55 p.m. to 4:10 p.m.	20
Clearwater Drive	From 300 feet east of Chaucer Drive to Grove Vale Drive	7:20 a.m. to 8:35 a.m. 2:55 p.m. to 4:10 p.m.	20
First Street	From 300 feet west of Chaucer Drive to 190 feet west of Winsor Dr.	7:20 a.m. to 8:35 a.m. 2:55 p.m. to 4:10 p.m.	20
Grove Vale Drive	From 30 feet south of Clearwater Drive to Clearwater Drive	7:20 a.m. to 8:35 a.m. 2:55 p.m. to 4:10 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Prosper High School			
Coleman Street	From 110 feet east of Talon Lane to 1,900 feet east of Talon Lane	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Frontier Parkway	From 3,930 feet west of SH 289 (Preston Road) to 3,305 feet west of SH 289 (Preston Road)	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Prince William Lane	From Coleman Street to 100 feet south to Coleman Street	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Richland High School			
First Street	From 300 feet west of Artesia Boulevard to 300 feet east of Artesia Boulevard	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Pine Leaf Lane	From 200 feet west of Teel Parkway to Teel Parkway	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Prairie Drive	From 450 feet east of Teel Parkway to 3,125 feet east of Teel Parkway	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Teel Parkway	From 300 feet south of Prairie Drive to 300 feet north of Pine Leaf Lane	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
White Clover Lane	From 200 feet west of Teel Parkway to Teel Parkway	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20

Street Name	Limits	Hours of Operation	Speed Limit
Walnut Grove High School			
First Street	From 1,300 west of Granite Shoal Drive to 300 feet east of Wildcat Way	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Granite Shoal Drive	From First Street to 200 feet north of First Street	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20
Wildcat Way	From 200 feet north of First Street to south end of roadway	8:20 a.m. to 9:05 a.m. 4:00 p.m. to 4:45 p.m.	20

Upon approval of the Ordinance, the Town Manager will approve a Traffic Control Authorization Form to reinstate the above traffic control restrictions through the new process for internal approval of traffic regulations, as assigned in Ordinance 2026-06.

Budget Impact:

There is no budget impact associated with this ordinance amendment.

Legal Obligations and Review:

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

Attached Documents:

1. Ordinance

Town Staff Recommendation:

Town staff recommends that the Town Council approve an Ordinance repealing articles of Chapter 12 "Traffic and Vehicles", that were formerly under § 12.02.001 Mayor's Duties and § 12.02.002 Traffic Administrator, that were reassigned to the Town Manager or Town Manager's designee by Ordinance 2026-06 adopted on February 10, 2026.

Proposed Motion:

I move to approve an Ordinance repealing articles of Chapter 12 "Traffic and Vehicles", that were formerly under § 12.02.001 Mayor's Duties and § 12.02.002 Traffic Administrator, that were reassigned to the Town Manager or Town Manager's designee by Ordinance 2026-06 adopted on February 10, 2026.

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING CERTAIN SECTIONS, REFERENCED HEREIN, CONTAINED IN CHAPTER 12, "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER, BY REPEALING SUCH SECTIONS OF SAID CHAPTER THAT CURRENTLY ARE UNDER THE PURVIEW OF THE TRAFFIC MANAGER OR TOWN MANAGER'S DESIGNEE AS REFERENCED IN ORDINANCE NO. 2026-06; MAKING FINDINGS; PROVIDING FOR REPEALING, SAVINGS 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 ("Town"), is a home-rule municipal corporation duly organized under the laws of the State of Texas; and

WHEREAS, on or about February 10, 2026, the Town adopted Ordinance No. 2026-06, which eliminated the Traffic Administrator position, the Office of Traffic Administration, and assigned the duties of the Mayor, relative to traffic, to the Town Manager or Town Manager's designee; and

WHEREAS, Ordinance No. 2026-06 also retained the traffic-related duties previously assigned to the Traffic Administrator, which included, but was not limited to, updating school zone times and zone limits, establishing parking restrictions, establishing temporary and permanent speed limits, and installing and maintaining traffic signs and pavement markings; and

WHEREAS, the purpose of this Ordinance is to repeal those sections of Chapter 12 that are now under the purview of the Town Manager or Town Manager's designee.

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

SECTION 1

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

SECTION 2

From and after the effective date of this Ordinance, the following sections in Chapter 12, "Traffic and Vehicles," in the Code of Ordinances are repealed in their entirety:

1. § 12.03.031, "Stop signs."
2. § 12.03.032, "Four-way stop signs."
3. § 12.04.004, "No-passing zones."
4. § 12.05.031, "Spur 439."
5. § 12.05.032, "Seventh Street."

6. § 12.05.033, "Preston Road."
7. § 12.05.034, "Wilson Drive."
8. § 12.05.035, "Prince William Lane."
9. § 12.05.036, "Meadowbrook Boulevard."
10. § 12.05.037, "Ridgewood Drive."
11. § 12.05.038, "Foxfield Court."
12. § 12.05.039, "Chaucer Drive."
13. § 12.05.040, "Winsor Drive."
14. § 12.05.041, "Prosper Trail."
15. § 12.05.042, "Bryan Street."
16. § 12.05.043, "Dave Trail."
17. § 12.05.044, "Gray Lane."
18. § 12.09.003, "Speed limits on specific streets."
19. § 12.09.004, "Reduced speed school zones."

SECTION 3

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict.

SECTION 4

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of 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.

SECTION 5

This Ordinance shall become effective after its passage and publication, as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 28TH DAY OF JULY 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



ENGINEERING SERVICES

To: Mayor and Town Council

From: Joshua Cotton, P.E., Senior Engineer

Through: Mario Canizares, Town Manager
 Chuck Ewings, Assistant Town Manager
 Hulon T. Webb, Jr., P.E., Director of Engineering Services
 Pete Anaya, P.E., Assistant Director of Engineering – Capital Projects

Re: Professional Engineering Services Agreement:
 Legacy Drive (Star Trail – Legacy MS)

Town Council Meeting – July 28, 2026

Strategic Visioning Priority: Accelerate Infrastructure Delivery

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Teague Nall and Perkins, Inc., and the Town of Prosper, Texas, related to the design of the Legacy Drive (Star Trail – Legacy MS) project for \$308,800.

Description of Agenda Item:

The services associated with this agreement are for the design of the Legacy Drive (Star Trail – Legacy MS) project. The project limits for the southbound lanes of Legacy Drive are from Star Trail's construction of Legacy Drive to the bridge class culvert crossing just south of PISD's Watkins Middle School. The design includes approximately 1,300 linear feet of roadway design including storm drain improvements and right-of-way services to acquire land from four properties. The project scope also includes bid phase services, construction phase services, and record drawings.

At the October 24, 2023, Town Council meeting, the Town Council approved a list of qualified engineering firms, which included services for roadway engineering design. Teague Nall and Perkins, Inc., is included on the approved list and has successfully completed the design of roadway improvement projects for the Town.

Budget Impact:

The cost of the design is \$308,800. To accelerate the design portion of this project, funds from the FY26 bond issuances will be utilized. Necessary funds will be allocated to Account No. ST202626-DESGN-PROFS.

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. Professional Engineering Services Agreement
2. Location Map

Town Staff Recommendation:

Town staff recommends that the Town Council authorize the Town Manager to execute a Professional Engineering Services Agreement between Teague Nall and Perkins, Inc., and the Town of Prosper, Texas, related to the design of the Legacy Drive (Star Trail – Legacy MS) project for \$308,800.

Proposed Motion:

I move to authorize the Town Manager to execute a Professional Engineering Services Agreement between Teague Nall and Perkins, Inc., and the Town of Prosper, Texas, related to the design of the Legacy Drive (Star Trail – Legacy MS) project for \$308,800.

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT
BETWEEN THE TOWN OF PROSPER, TEXAS, AND TEAGUE NALL AND PERKINS, INC.
FOR THE LEGACY DRIVE (STAR TRAIL – LEGACY MS)
(PRJ# 2626-ST)**

This Agreement for Professional Engineering Services, hereinafter called "Agreement," is entered into by the **Town of Prosper, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called "Town," and **Teague Nall and Perkins, Inc.**, a company authorized to do business in Texas, acting through a duly authorized officer, hereinafter called "Consultant," relative to Consultant providing professional engineering services to Town. Town and Consultant when mentioned collectively shall be referred to as the "Parties."

W I T N E S S E T H:

WHEREAS, Town desires to obtain professional engineering services in connection with the **Legacy Drive (Star Trail – Legacy MS) (Prj# 2626-ST)**, hereinafter called "Project";

For the mutual promises and benefits herein described, Town and Consultant agree as follows:

1. **Term of Agreement.** This Agreement shall become effective on the date of its execution by both Parties, and shall continue in effect thereafter until terminated as provided herein.
2. **Services to be Performed by Consultant.** The Parties agree that Consultant shall perform such services as are set forth and described in **Exhibit A - Scope of Services** and incorporated herein as if written word for word. All services provided by Consultant hereunder shall be performed in accordance with the degree of care and skill ordinarily exercised under similar circumstances by competent members of their profession. In case of conflict in the language of Exhibit A and this Agreement, this Agreement shall govern and control. Deviations from the Scope of Services or other provisions of this Agreement may only be made by written agreement signed by all Parties to this Agreement.
3. **Prompt Performance by Consultant.** Consultant shall perform all duties and services and make all decisions called for hereunder promptly and without unreasonable delay as is necessary to cause Consultant's services hereunder to be timely and properly performed. Notwithstanding the foregoing, Consultant agrees to use diligent efforts to perform the services described herein and further defined in any specific task orders, in a manner consistent with these task orders; however, the Town understands and agrees that Consultant is retained to perform a professional service and such services must be bound, first and foremost, by the principles of sound professional judgment and reasonable diligence.
4. **Compensation of Consultant.** Town agrees to pay to Consultant for satisfactory completion of all services included in this Agreement a total fee of Three Hundred and Eight Thousand Eight Hundred dollars (\$308,800) for the Project as set forth and described in **Exhibit B - Compensation Schedule** and incorporated herein as if written word for word. Lump sum fees shall be billed monthly based on the percentage of completion. Hourly not to exceed fees shall be billed monthly based on hours of work that have been completed. Direct Costs for expenses such as mileage, copies, scans, sub-consultants, and similar costs are included in fees and shall be billed as completed.

Consultant agrees to submit statements to Town for professional services no more than once per month. These statements will be based upon Consultant's actual services performed and reimbursable expenses incurred, if any, and Town shall endeavor to make prompt payments. Each statement submitted by Consultant to Town shall

be reasonably itemized to show the amount of work performed during that period. If Town fails to pay Consultant within sixty (60) calendar days of the receipt of Consultant's invoice, Consultant may, after giving ten (10) days written notice to Town, suspend professional services until paid.

Nothing contained in this Agreement shall require Town to pay for any work that is unsatisfactory as reasonably determined by Town or which is not submitted in compliance with the terms of this Agreement.

The Scope of Services shall be strictly limited. Town shall not be required to pay any amount in excess of the original proposed amount unless Town shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

5. **Town's Obligations.** Town agrees that it will (i) designate a specific person as Town's representative, (ii) provide Consultant with any previous studies, reports, data, budget constraints, special Town requirements, or other pertinent information known to Town, when necessitated by a project, (iii) when needed, assist Consultant in obtaining access to properties necessary for performance of Consultant's work for Town, (iv) make prompt payments in response to Consultant's statements and (v) respond in a timely fashion to requests from Consultant. Consultant is entitled to rely upon and use, without independent verification and without liability, all information and services provided by Town or Town's representatives.

6. **Ownership and Reuse of Documents.** Upon completion of Consultant's services and receipt of payment in full therefore, Consultant agrees to provide Town with copies of all materials and documents prepared or assembled by Consultant under this Agreement and that Town may use them without Consultant's permission for any purpose relating to the Project. Any reuse of the documents not relating to the Project shall be at Town's risk. Consultant may retain in its files copies of all reports, drawings, specifications and all other pertinent information for the work it performs for Town.

7. **Town Objection to Personnel.** If at any time after entering into this Agreement, Town has any reasonable objection to any of Engineer's personnel, or any personnel, professionals and/or consultants retained by Engineer, Engineer shall promptly propose substitutes to whom Town has no reasonable objection, and Engineer's compensation shall be equitably adjusted to reflect any difference in Engineer's costs occasioned by such substitution.

8. **Insurance.** Consultant shall, at its own expense, purchase, maintain and keep in force throughout the duration of this Agreement applicable insurance policies as described in **Exhibit C - Insurance Requirements** and incorporated herein as if written word for word. Consultant shall submit to Town proof of such insurance prior to commencing any work for Town.

9. **Indemnification.** **CONSULTANT DOES HEREBY COVENANT AND AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ITS OFFICIALS, OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES AND INVITEES FROM AND AGAINST LIABILITY, CLAIMS, SUITS, DEMANDS AND/OR CAUSES OF ACTION, (INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION), WHICH MAY ARISE BY REASON OF DEATH OR INJURY TO PROPERTY OR PERSONS BUT ONLY TO THE EXTENT OCCASIONED BY THE NEGLIGENT ACT, ERROR OR OMISSION OF CONSULTANT, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, INVITEES OR OTHER PERSONS FOR WHOM CONSULTANT IS LEGALLY LIABLE WITH REGARD TO THE PERFORMANCE OF THIS AGREEMENT.**

IN THE EVENT THAT TOWN AND CONSULTANT ARE CONCURRENTLY NEGLIGENT, THE PARTIES AGREE THAT ALL LIABILITY SHALL BE CALCULATED ON A COMPARATIVE BASIS OF FAULT AND

RESPONSIBILITY AND THAT NEITHER PARTY SHALL BE REQUIRED TO DEFEND OR INDEMNIFY THE OTHER PARTY FOR THAT PARTY'S NEGLIGENT OR INTENTIONAL ACTS, ERRORS OR OMISSIONS.

10. **Notices.** Any notices to be given hereunder by either Party to the other may be affected either by personal delivery, in writing, or by registered or certified mail to the following addresses:

TNP, INC.
Justin Walton, PE,
Associate Principal
825 Watters Creek Blvd.,
Suite #M300
Allen, TX 75013
jwalton@tnpinc.com

Town of Prosper
Mario Canizares, Town Manager
PO Box 307
Prosper, TX 75078
MCanizares@prospertx.gov

11. **Termination.** The obligation to provide further services under this Agreement may be terminated by either Party in writing upon thirty (30) calendar days notice. In the event of termination by Town, Consultant shall be entitled to payment for services rendered through receipt of the termination notice.

12. **Sole Parties and Entire Agreement.** This Agreement shall not create any rights or benefits to anyone except Town and Consultant, and contains the entire agreement between the Parties. Oral modifications to this Agreement shall have no force or effect.

13. **Assignment and Delegation.** Neither Town nor Consultant may assign its rights or delegate its duties without the written consent of the other Party. This Agreement is binding on Town and Consultant to the extent permitted by law. Nothing herein is to be construed as creating any personal liability on the part of any Town officer, employee or agent.

14. **Texas Law to Apply; Successors; Construction.** This Agreement shall be construed under and in accordance with the laws of the State of Texas. It shall be binding upon, and inure to the benefit of, the Parties hereto and their representatives, successors and assigns. Should any provisions in this Agreement later be held invalid, illegal or unenforceable, they shall be deemed void, and this Agreement shall be construed as if such provision had never been contained herein.

15. **Conflict of Interest.** Consultant agrees that it is aware of the prohibited interest requirement of the Town Charter, which is repeated in **Exhibit D - Conflict of Interest Affidavit** and incorporated herein as if written word for word, and will abide by the same. Further, a lawful representative of Consultant shall execute the Affidavit included in the exhibit. Consultant understands and agrees that the existence of a prohibited interest during the term of this Agreement will render the Agreement voidable.

Consultant agrees that it is further aware of the vendor disclosure requirements set forth in Chapter 176, Local Government Code, as amended, and will abide by the same. In this connection, a lawful representative of Consultant shall execute the Conflict of Interest Questionnaire, Form CIQ, attached hereto as **Exhibit E - Conflict of Interest Questionnaire** and incorporated herein as if written word for word.

16. **Venue.** The Parties herein agree that this Agreement shall be enforceable in Prosper, Texas, and if legal action is necessary to enforce it, exclusive venue shall lie in Collin County, Texas.

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

such disagreement to non-binding mediation.

18. **Prevailing Party.** In the event a Party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

19. **"Anti-Israel Boycott" Provision.** In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. Chapter 2270 does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the company is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this Agreement on behalf of the company verifies by its signature to this Agreement that the company does not boycott Israel and will not boycott Israel during the term of this Agreement.

20. **Signatories.** Town warrants and represents that the individual executing this Agreement on behalf of Town has full authority to execute this Agreement and bind Town to the same. Consultant warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Consultant to same.

IN WITNESS WHEREOF, the Parties, having read and understood this Agreement, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the _____ day of _____, 20____.

Teague Nall and Perkins, Inc.

TOWN OF PROSPER, TEXAS

By:



Signature

Justin Walton, P.E.

Printed Name

Associate Principal

Title

7/17/26

Date

By:

Signature

Mario Canizares

Printed Name

Town Manager

Title

Date

EXHIBIT A SCOPE OF SERVICES

PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE TOWN OF PROSPER, TEXAS, AND TEAGUE NALL AND PERKINS, INC. FOR THE LEGACY DRIVE (STAR TRAIL – LEGACY MS) (PRJ# 2626-ST)

I. PROJECT DESCRIPTION

The TOWN has requested professional engineering, survey, and right-of-way services for the Legacy Drive southbound lanes from the culvert crossing to Prosper Trail. The design includes approximately 1,300 LF of roadway design including storm drain improvements and right-of-way services to acquire land from four properties.

II. TASK SUMMARY

Basic Services:

Task 1 – Roadway Design.

1. Provide project management activities as necessary to properly manage the project, including work planning, internal kickoff/QC meeting, periodic internal project progress meetings as required, and providing periodic Project Status Reports (including schedule updates) to Town of Prosper (Town) staff.
2. Review and research previously prepared construction plans, record documents, and other pertinent information related to the project.
3. Conduct project kickoff meeting with CONSULTANT project team and Town.
4. Topographic survey was completed as part of a previous project and no additional topographic survey is anticipated. If additional survey is required, it can be provided as an additional service.
5. Develop horizontal alignment and vertical profile of the proposed roadway and cut cross sections at centerline of driveways, cross streets, and at 50' intervals along the road centerline to evaluate grading. Establish the existing ground profile (C/L, right and left ROW), create proposed ground profile (Top of Curb), create assembly and corridor. Establish location of proposed curb, left turn lanes, and median openings.
6. Prepare a preliminary list of right-of-way parcels and easements necessary to construct the project.
7. Prepare 30% schematic design that consists of the paving layout. Meet with Town staff to confirm the layout.
8. Develop paving/roadway design, including the following:
 - a) Evaluate visibility at intersections and driveways
 - b) Revise horizontal alignment as necessary
 - c) Determine location of median openings and left turn lanes based on Legacy Drive Access Management Plan
 - d) Review and finalize proposed vertical profiles, checking for critical points
 - e) Review and finalize paving cross sections
 - f) Add irrigation sleeves for future irrigation in the median

9. Perform drainage analysis and storm drain design, including the following:
 - a) Include inlet and HGL calculations prepared for previous Legacy Drive project
 - b) Prepare calculation sheets
 - c) Prepare plan and profile sheets for storm drain lateral lines
10. Prepare construction plans. Prepare the following sheets at the engineering scale indicated:
 Roadway Plans:
 - a) Cover sheet
 - b) General notes sheets
 - c) Quantity breakdown sheet(s)
 - d) Project layout control sheet(s). Scale 1"= 100' or larger
 - e) Temporary traffic control sheets. Scale 1"=30' or appropriate legible scale. (90% Submittal only)
 - f) Demolition plan sheets. Scale 1"=20'
 - g) Erosion control sheets. Scale 1"=40' (90% Submittal only)
 - h) Erosion control detail sheet(s). (90% Submittal only)
 - i) Drainage area map. Scale 1"= 100'
 - j) Drainage calculation sheet(s)
 - k) Storm drain plan & profile sheets. Scale 1"= 20'
 - l) Drainage detail sheets
 - m) Water Line plan (for water service lines to serve the Legacy Storage property)
 - n) Typical pavement section(s) sheets
 - o) Paving plan & profile sheets. Horizontal scale 1"= 20', Vertical scale 1"=4'
 - p) Paving cross sections sheets
 - q) Paving detail sheets
 - r) Permanent striping and signage plan sheets. Scale 1"= 40'
 - s) Permanent striping and signage details
11. Revise the estimate of construction quantities and statement of probable construction cost (30%, 60% and 90% Submittals)
12. Perform internal QC review of plans and cost estimate and revise as necessary (30%, 60% and 90% submittals)
13. 60% Submittal: Submit pdf of 60% plans and preliminary statement of probable construction cost to the Town for review.
14. Submit right-of-way parcel exhibits and easement exhibits, as necessary.
15. Meet with Town staff to discuss Town comments on 60% plans and cost estimate.
16. Distribute the 60% plans and proposed construction schedule to franchise utility companies and other stakeholders. Town to coordinate franchise utility relocations.
17. Incorporate Town 60% comments into the plans and prepare 90% construction plans.
18. Prepare draft copy of bid item description. Town to prepare the bid book (90% submittal).
19. Prepare special specifications for items not included in NCTCOG (90% submittal).

20. 90% Submittal: Submit pdf of the 90% plans, special technical specifications, bid item descriptions, and statement of probable construction cost to the Town for review.
21. Meet with Town staff to review 90% comments.
22. Review franchise utility relocation plans and provide exhibits if necessary. It is assumed that the Town will perform most of the franchise utility coordination effort and TNP will support as needed.
23. Incorporate Town 90% plan comments into the 100% plans and bid item descriptions.
24. Submit a pdf of the final 100% plans, bid item descriptions, and statement of probable construction cost.

Special Services:

Task 2 – Bid and Construction Phase Services

1. Provide project management activities as necessary to properly manage the project, including periodic internal project progress meetings as required, and providing periodic Project Status Reports (including schedule updates) to Town.
2. Submit one half size (11"x17") set of final prints and one bound copy of the bid documents to the Town designated Material Testing Laboratory.
3. Attend pre-bid conference
4. Assist Town by responding to questions and interpreting bid documents.
5. Prepare addenda to bid documents as necessary.
6. Attend the bid opening.
7. Provide bid tabulation (Excel) to the Town within four working days of the bid opening.
8. Evaluate the low and second low bidders. The review and evaluation will include such factors as work previously completed, equipment that is available for the work, publicly available financial resources, technical experience, and responses from references. Prepare a letter of recommendation to the Town for awarding a contract to the lowest responsible bidder within four working days of the bid opening.
9. Conformed drawings will also be provided in pdf format. Hard copies can be provided if requested by the Town.
10. Assist Town staff in a pre-construction conference.
11. Review shop drawings.
12. Provide periodic site visits by the design engineer. For the purposes of this proposal, we have estimated 2 site visits.
13. Provide written responses to requests for information or clarifications.

14. Prepare plan and quantity revisions to process any necessary change orders. The CONSULTANT will prepare the change order and get it executed by the contractor.
15. Assist the Town staff in conducting the final inspection and issue a punch list to the Contractor if necessary.
16. Recommend final acceptance of work when acceptable.
17. Prepare and revise construction "Record Drawings" based upon mark-ups, as-built survey provided by the contractor, and information provided by the construction contractor(s). Submit a PDF containing the 22" x 34" final "as constructed" blackline drawings (with "record drawing stamps" bearing the signature of the Engineer and the date).

Task 3 – Separate Instrument Exhibits

This contract includes up to nine (9) separate instrument exhibits. Additional exhibits can be provided as an additional service.

1. Title research and deeds obtained of the subject property and the adjoining property owners.
2. A thorough investigation of boundary markers/corners will be made on the subject property and the adjoining property.
3. A boundary analysis of the property will be made by a Registered Professional Land Surveyor.
4. 5/8" iron rods with plastic caps "TNP" will be set for property corners where or when necessary.
5. A metes and bounds description will be prepared, signed and sealed by a Registered Professional Land Surveyor.
6. A survey sketch will be prepared and signed/sealed by a Registered Professional Land Surveyor.

Task 4 – Right-of-Way Services

The following right-of-way scope includes services to acquire right-of-way and one (1) easement from four (4) properties. See the exhibit below for the location of the four properties. A temporary construction easement may be required on the Prosper Fellowship Church property at the northwest corner of Prosper Road and Legacy Drive but the services to acquire said easement have been excluded from this scope. For the purposes of this scope, it is assumed that the easement would be donated by the Prosper Fellowship Church owner.



1. Title Services

Four (4) Parcels

- a) Secure preliminary title commitment or preliminary title search, and 5-year sales data from Title Company that will be providing title insurance.
- b) Secure title insurance for all parcels acquired, ensuring acceptable title to the Town. Written approval by the Town is required for any exception.
- c) The curative services necessary to provide clear title to the Town is the responsibility of PROVIDER.
- d) PROVIDER provides closing services in conjunction with the Title Company.
- e) Any fee related to obtaining certified court documents and fees for recording the same, which are not collected at the closing of the parcel, shall be direct pass-through fees at the exact cost.
- f) In conjunction with the title company, the PROVIDER shall cause the recordation of all instruments conveying property to the Town. The cost of the recording fees and filing fees are paid by Town at the time of closing and are not included in the PROVIDER'S negotiated fee schedule.

2. Negotiation Services

Four (4) Parcels

- a) Analyze preliminary title report to determine potential title problems, propose and inform Town of methods to cure title deficiencies.
- b) Analyze appraisal report and confirm the Town's approved value prior to making an offer for each parcel.
- c) Prepare the initial offer letter, instruments of conveyance, the Landowners' Bill of Rights, and any other documents required or requested by the Town on applicable Town forms by Certified Mail-Return Receipt Requested (CMRRR).
- d) Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of the unsigned CMRRR receipt and the appraisal as support for billing purposes.
- e) Make at least four (4) diligent attempts to negotiate with each property owner after which negotiations will be considered exhausted.

- f) Prepare a negotiator contact report for each parcel.
- g) Copies of working and final file documents may be kept by PROVIDER. Parcel files of original documentation related to the purchase of the real property or property interests will be maintained.
- h) Receive any counteroffers from the property owner. Evaluate all counters and submit and discuss them with the Town's Project Manager.
- i) After concurrence of Town Project Manager, prepare the final offer letter and mail the documents of conveyance by CMRRR.
- j) If an agreement isn't reached the PROVIDER will prepare the file to be submitted to the Town for eminent domain proceedings.

3. Real Estate Appraisal Service

Four (4) Parcels

- a) Appraisers must provide advance notice of the date and time of their appraisal inspections of the subject property to the Provider's Project Manager.
- b) Secure written permission from the owner to enter the property from which real estate is to be acquired. The Appraiser, if after diligent effort, is unable to secure the necessary letter of permission from the property owner, a waiver must be obtained in writing. Maintain permission letters with appraisal reports.
- c) Prepare and conduct personal pre-appraisal contact with interest owners for each parcel using acceptable forms.
- d) Contact property owners or their designated representative to offer an opportunity to accompany the appraiser on the appraiser's inspection of the subject property. Maintain a record of contact in the file.
- e) For an initial appraisal assignment, prepare an appraisal report for each parcel to be acquired utilizing appropriate appraisal forms. These reports shall conform to policies and procedures along with the Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Foundation.
- f) All completed appraisals will be administratively reviewed and recommended for approval by the Town Staff or assigns.

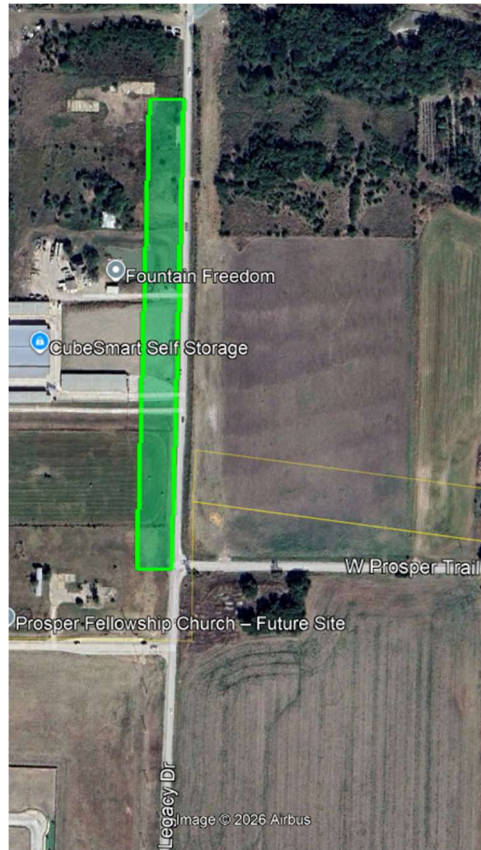
Task 5 – Quality Level 'B' through 'D' S.U.E. Services

TNP will provide utility information, up to QL-"B", on the west side of Legacy Dr from the edge of pavement to the ROW line for additional utility lines constructed since the original SUE investigation was completed in June 2024. The limits are from W Prosper Trail to 1,300 LF north. See area in green on attached vicinity map.

This work includes:

1. Requesting utility records on all crossing utilities from the Client, public utilities and private utility companies known to provide service within the project area, as well as other sources, in an effort to develop a comprehensive inventory of utility systems likely to be encountered. Record documents may include construction plans, system diagrams, distribution maps, transmission maps, geographic information system data, as well as oral descriptions of the existing systems. The depiction of utilities from records (QL-"C" or "D") will be based on thorough field and office activities and shall be based on the most reliable indication of position available.
2. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, TNP will search for detectable indications of the location of anticipated subsurface utilities.
3. Marking all locations that can be validated, using paint, flags or other devices.
4. Preparing documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
5. Based on ASCE Standard 38-22 standards, a 2d CADD file and PDF depicting the subsurface utilities

designated, signed and sealed by a professional engineer in the state of Texas.



Task 6 – Quality Level ‘A’ S.U.E. Services

Consultant will excavate by air-vacuum or other minimally invasive methods up to three (3) test holes on existing utilities within the project scope. This work includes:

1. Providing all necessary personnel, equipment, supplies, management and supervision needed for the test hole excavation, backfill and restoration.
2. Contacting the appropriate one-call system to request utilities to be marked on-the-ground prior to beginning excavation of test hole.
3. Preparing documentation for each test hole attempted. This documentation will include the horizontal and vertical position of the targeted utility or structure, a general description of the target utility, with condition, material and general orientation noted, a generalized description of the material encountered in the test hole, and any other field observations noted during the excavation.
4. Based on ASCE Standard 38-22 standards, a 2d CADD file and PDF depicting the subsurface utilities designated, signed and sealed by a professional engineer in the state of Texas.

This work does not include:

- a. Right-of-Entry
- b. Traffic Control for test holes
- c. Pavement coring
- d. Permitting

Task 7 – Miscellaneous Supplemental Survey

Additional topographic survey within the project limits. The additional survey shall be used on an as-needed basis and shall be approved by the Client prior to survey.

III. DELIVERABLES

Task 1 – Roadway Design	One (1) PDF copy at each plan submittal stage. Up to three (3) 22x34 hard copies of final signed and sealed documents.
Task 2 – Bid and Construction Phase Services	One (1) PDF copy of conformed plans. One (1) PDF copy of each sheet of the record drawings One (1) DWG of the record drawings base map. One (1) 22x34 hard copy of the record drawings
Task 3 – Separate Instruments Exhibits	Separate Instrument exhibit and Legal Description for filing. (Data will be delivered in Texas Coordinate System of 1983 North Central Zone (4202) scaled to Surface with a combined scale factor supplied.)
Task 4 – Right-of-Way Services	Record all Right-of-Way and Easement documents.
Task 5 – Quality Level 'B' through 'D' S.U.E. Services	S.U.E. plan sheets
Task 6 – Quality Level 'A' S.U.E. Services	Test hole sheets
Task 7 – Miscellaneous Supplemental Survey	Topographic Survey

IV. ASSUMPTIONS/ EXCLUSIONS AND ADDITIONAL SERVICES

Services not specifically included in section II above shall be considered Additional Services. These Services shall include, but shall not be limited to:

1. Geotechnical investigation and test borings.
2. Environmental services
3. Hydraulics & Hydrology modeling or Flood Study
4. Landscaping improvement plans.
5. Irrigation improvement plans.
6. Storm drain design beyond what is described in this scope.
7. Structural design of retaining walls, junction boxes, or any other structures.
8. Photometric or coverage study/analysis for street lighting.
9. Lighting Design.
10. Sanitary sewer design.
11. Tree Survey
12. Additional Boundary Survey.
13. Obtaining permits or coordination with any other agencies.
14. Preparation of the bid book is the Town's responsibility. However, the consultant shall provide the bid proposal, bid item descriptions, and special technical specifications (if any).

**EXHIBIT B
COMPENSATION SCHEDULE**

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT
BETWEEN THE TOWN OF PROSPER, TEXAS, AND TEAGUE NALL AND PERKINS, INC.
FOR THE LEGACY DRIVE (STAR TRAIL – LEGACY MS)
(PRJ# 2626-ST)**

I. COMPENSATION SCHEDULE

Task	Completion Schedule	Compensation Schedule
Notice-to-Proceed	AUG 2026	
Task 1 - Roadway Design*	JAN 2027	\$170,000
Task 2 – Bid and Construction Phase Services	AUG 2027	\$25,000
Task 3 - Separate Instrument Exhibits (@ \$3,500 per Exhibit)	NOV 2026	\$31,500
Task 4 – Right-of-Way Services	APR 2027	\$55,950
Task 5 – Quality Level ‘B’ through ‘D’ S.U.E. Services	DEC 2026	\$8,250
Task 6 – Quality Level ‘A’ S.U.E. Services	JAN 2027	\$8,100
Task 7 – Miscellaneous Supplemental Survey		\$10,000
Total Compensation		\$308,800

*The proposed schedule depends on the Town’s timely review of each submittal and the Town’s decision on the bidding and construction schedule.

II. COMPENSATION SUMMARY

Basic Services (Lump Sum)	Amount
Task 1 - Roadway Design	\$170,000
Total Basic Services:	\$170,000
Special Services	Amount
Task 2 – Bid and Construction Phase Services (Lump Sum)	\$25,000
Task 3 - Separate Instrument Exhibits (@ \$3,500 per Exhibit)	\$31,500
Task 4 – Right-of-Way Services (NTE)	\$55,950
Task 5 – Quality Level ‘B’ through ‘D’ S.U.E. Services (Lump Sum)	\$8,250
Task 6 – Quality Level ‘A’ S.U.E. Services (@ \$2,700 per each)	\$8,100
Task 7 – Miscellaneous Supplemental Survey (Hourly)	\$10,000
Total Special Services:	\$138,800
Total Fee:	\$308,800

EXHIBIT C INSURANCE REQUIREMENTS

Service provider shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the vendor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be borne by the service provider. A certificate of insurance meeting all requirements and provisions outlined herein shall be provided to the Town prior to any services being performed or rendered. Renewal certificates shall also be supplied upon expiration.

A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. ISO Form Number GL 00 01 (or similar form) covering Commercial General Liability. "Occurrence" form only, "claims made" forms are unacceptable, except for professional liability.
2. Workers Compensation insurance as required by the Labor Code of the State of Texas, including Employers' Liability Insurance.
3. Automobile Liability as required by the State of Texas, covering all owned, hired, or non-owned vehicles. Automobile Liability is only required if vehicle(s) will be used under this contract.
4. Professional Liability, also known as Errors and Omissions coverage.

B. MINIMUM LIMITS OF INSURANCE

Service Provider shall maintain throughout contract limits not less than:

1. Commercial General Liability: \$500,000 per occurrence /\$1,000,000 in the aggregate for third party bodily injury, personal injury and property damage. Policy will include coverage for:
 - a. Premises / Operations
 - b. Broad Form Contractual Liability
 - c. Products and Completed Operations
 - d. Personal Injury
 - e. Broad Form Property Damage
2. Workers Compensation and Employer's Liability: Workers Compensation limits as required by the Labor Code of the State of Texas and Statutory Employer's Liability minimum limits of \$100,000 each accident, \$300,000 Disease- Policy Limit, and \$100,000 Disease- Each Employee.
3. Automobile Liability: \$500,000 Combined Single Limit. Limits can only be reduced if approved by the Town. Automobile liability shall apply to all owned, hired, and non-owned autos.
4. Professional Liability aka Errors and Omissions: \$500,000 per occurrence and in the aggregate.

C. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductible or self-insured retentions in excess of \$10,000 must be declared to and approved by the Town.

D. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain the following provisions:

1. General Liability and Automobile Liability Coverages

- a. The Town, its officers, officials, employees, boards and commissions and volunteers are to be added as "Additional Insured's" relative to liability arising out of activities performed by or on behalf of the provider, products and completed operations of the provider, premises owned, occupied or used by the provider. The coverage shall contain no special limitations on the scope of protection afforded to the Town, its officers, officials, employees or volunteers.
- b. The provider's insurance coverage shall be primary insurance in respects to the Town, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the Town, its officers, officials, employees or volunteers shall be in excess of the provider's insurance and shall not contribute with it.
- c. Any failure to comply with reporting provisions of the policy shall not affect coverage provided to the Town, its officers, officials, employees, boards and commissions or volunteers.
- d. The provider's insurance shall apply separately to each insured against whom the claim is made or suit is brought, except to the insured's limits of liability.

2. Workers Compensation and Employer's Liability Coverage:

The insurer shall agree to waive all rights of subrogation against the Town, its officers, officials, employees and volunteers for losses arising from work performed by the provider for the Town.

3. All Coverages:

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled or non-renewed by either party, reduced in coverage or in limits except after 30 days written notice to the Town for all occurrences, except 10 days written notice to the Town for non-payment.

4. Professional Liability and / or Errors and Omissions:

"Claims made" policy is acceptable coverage, which must be maintained during the course of the project, and up to two (2) years after completion and acceptance of the project by the Town.

E. ACCEPTABILITY OF INSURERS

The Town prefers that Insurance be placed with insurers with an A.M. Best's rating of no less than **A- VI**, or better.

F. VERIFICATION OF COVERAGE

Service Provider shall provide the Town with certificates of insurance indicating the coverages required. The certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of insurance similar to the ACORD Form are acceptable. Town will not accept Memorandums of Insurance or Binders as proof of insurance. The Town reserves the right to require complete, certified copies of all required insurance policies at any time.

Certificate holder to be listed as follows:

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

EXHIBIT E CONFLICT OF INTEREST QUESTIONNAIRE

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a). By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code. A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.		OFFICE USE ONLY
1 Name of vendor who has a business relationship with local governmental entity. None		
2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)		
3 Name of local government officer about whom the information is being disclosed. Name of Officer		
4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary. A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor? ☐ Yes ☒ No B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity? ☐ Yes ☒ No		
5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.		
6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).		
7 Signature of vendor doing business with the governmental entity 7/17/26 Date		

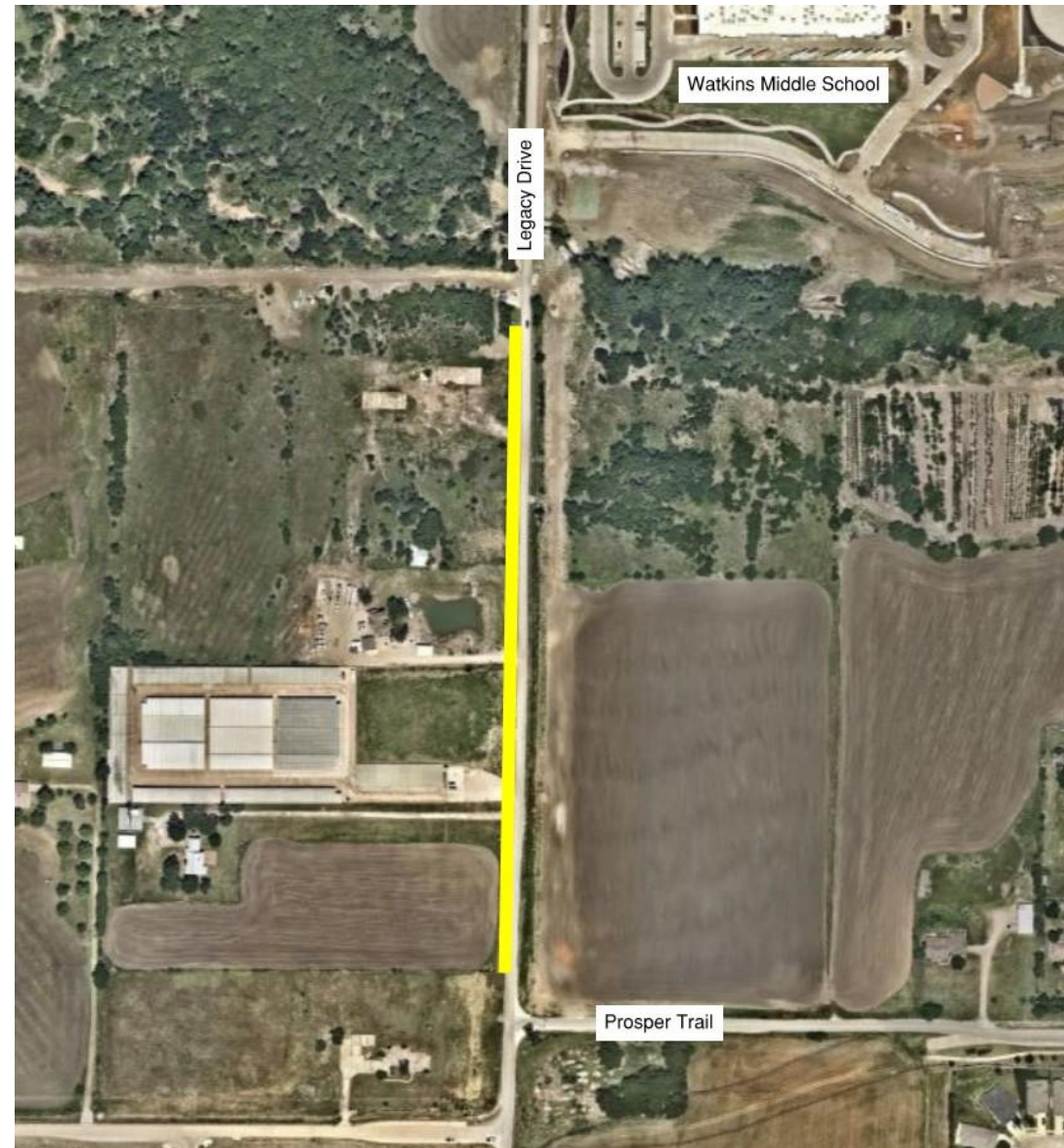
Form provided by Texas Ethics Commission.

www.ethics.state.tx.us

Revised 11/30/2015

LOCATION MAP

Legacy Drive (Star Trail – Legacy MS)





PLANNING

To: Mayor and Town Council

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

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

Re: Notice of Appeals

Town Council Meeting – July 28, 2026

Strategic Visioning Priority: Ensure the Town's Commercial Corridors are Ready for Development

Agenda Item:

Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Article 2.03(H)(8) and 2.03(I)(3)(g) of the Town's Unified Development Code, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans.

Description of Agenda Item:

Attached are the Site Plans that was acted on by the Planning and Zoning Commission on July 7, 2026.

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

Budget Impact:

There is no budgetary impact affiliated with this item.

Attached Documents:

1. DEVAPP-25-0127 – AMR Premium Storage, Block A, Lot 1 (Approved 5-0)
2. DEVAPP-26-0032 – Teel 380 Addition, Block A, Lot 1B (Approved 5-0)
3. DEVAPP-26-0033 – Teel 380 Addition, Block A, Lot 8 (Approved 5-0)
4. PowerPoint Slides

Town Staff Recommendation:

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

Proposed Motion:

N/A

SITE PLAN NOTES:

- All development standards shall follow Town Standards.
- Landscape shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.

WATER METER SCHEDULE

ID	TYP.	SIZE	NO.	SAN. SEWER
1	DOM.	2"	4	6"
2	IRR.	1.5"	1	N/A
3	DOM.	1"	12	6"

Site Benchmarks:

TBM-1: "X" CUT SET ON CONCRETE DRIVEWAY LOCATED NORTH OF PROPERTY, APPROXIMATELY 453 FEET WEST OF COLEMAN STREET. ELEVATION = 647.30.

TBM-2: "X" CUT SET ON CONCRETE DRIVEWAY LOCATED NORTH OF PROPERTY, APPROXIMATELY 391 FEET WEST OF COLEMAN STREET. ELEVATION = 667.60.

City Benchmarks:

BM NO. 4: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF S. MAIN STREET "30' SOUTH OF THE INTERSECTION OF S. MAIN STREET AND W. 3RD STREET. ELEVATION = 666.47

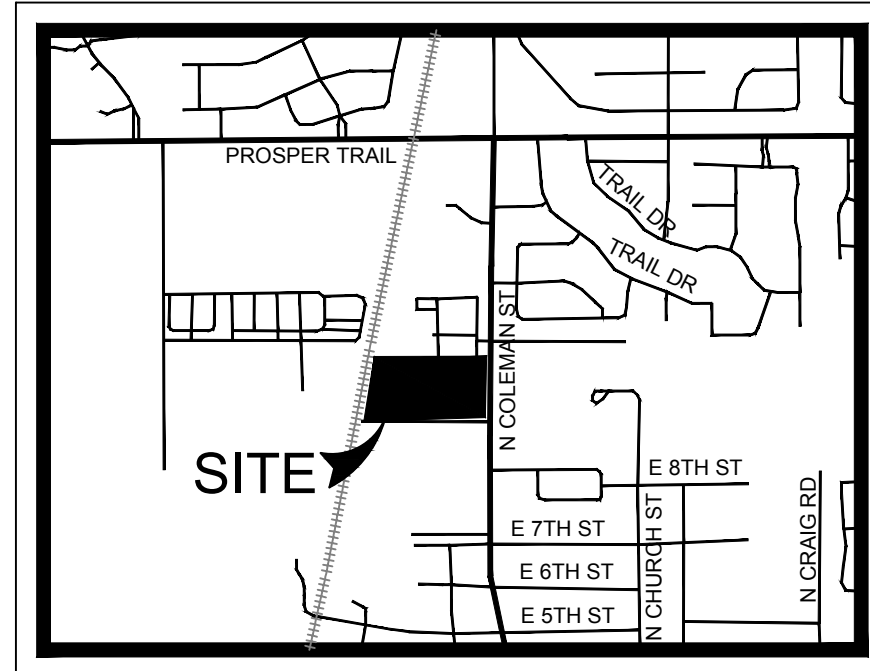
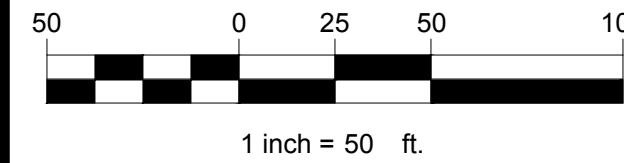
FLOODPLAIN NOTE

THE PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AND ZONE "AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2ND, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480141 AS SHOWN ON MAP NUMBER 48085C0235J, AS AFFECTED BY LETTER OF MAP REVISION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS WITH CASE NO. 17-06-1828P, EFFECTIVE JANUARY 18, 2018. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. FOR EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

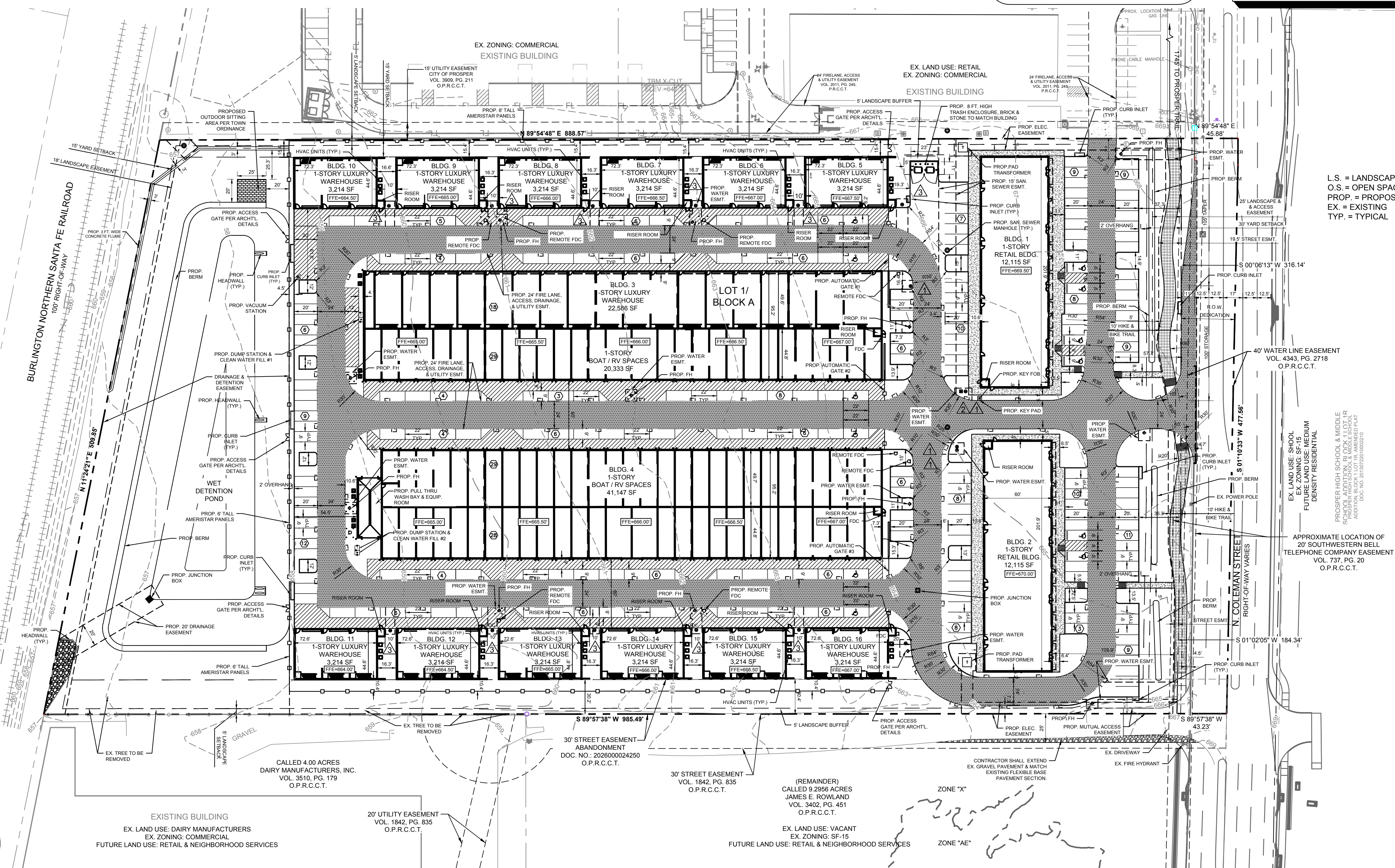
GRAPHIC SCALE

VICINITY MAP
N.T.S.

LEGEND

	PROPOSED FIRE LANE PER TOWN OF PROSPER STANDARDS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPPING
	PROPOSED HVAC UNITS

L.S. = LANDSCAPE AREA
O.S. = OPEN SPACE AREA
PROP. = PROPOSED
EX. = EXISTING
TYP. = TYPICAL



SITE DATA SUMMARY

LOT	EX. ZONING / PROPOSED ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA	BLDG HGT. (FT)	LOT COVERAGE		FLOOR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE	
							REQ.	PROV.	REQ.	PROV.	USED	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.
LOT 1	PLANNED DEVELOPMENT-117 (PD-117)	BOAT & RV SPACES / LUXURY WAREHOUSE / LUXURY OFFICES	10.76	469,046	122,634	1 STORY 28' - 0"	50% MAX	26.2%	0.5:1 MAX	0.27	LUXURY WAREHOUSE RATIO (1/1000 SF)	123	124	5	6				
		RETAIL/OFFICE BLDGS.			24,230	1 STORY 20' - 10 1/2"		5.2%	0.5:1 MAX	0.05	RETAIL/ OFFICE BLDG. RATIO (1/250 SF)	97	113	5	6	3,555	8,496	32,833	62,559
					146,864			32.1%		0.32		220	237	10	12				11%

AMR PREMIUM STORAGE

SITE PLAN
DEVAPP-25-0127

OWNER:

AMR PREMIUM STORAGE LLC
200 CRESCENT COURT, SUITE 1820
DALLAS, TX 75201
PH: 469.941.4402
CONTACT NAME: RUSH GRAVES

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE #104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: MATTHEW RAABE

LEGAL DESCRIPTION:

BEATY ADDITION, BLOCK A, LOT 1,
11.290 ACRE TRACT OF LAND CONVEYED TO
COLEMAN STREET 11 ACRE PARTNERS, LLC
BY DEED OF RECORD DOC. # 20191007001251960
OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

CITY: PROSPER STATE: TEXAS

COUNTY: COLLIN SURVEY: COLLIN CO SCHOOL LAND SURVEY ABSTRACT NO. 147

DESIGN: MKT
DRAWN: MKT
CHECKED: ASD
DATE: 6/15/2026

SHEET
SP-1

File No. 2021-217

PLOTTED BY: MARK TORRES
PLOT DATE: 6/15/2026 2:15 PM
PLOT LOCATION: 2:\PROJECTS\PROJECTS\2021-217 BEATY COLEMAN PROSPER\CADD\2021-217 SITE PLAN.DWG
LAST SAVED: 6/15/2026 10:03 AM

TEXAS REGISTRATION #14199

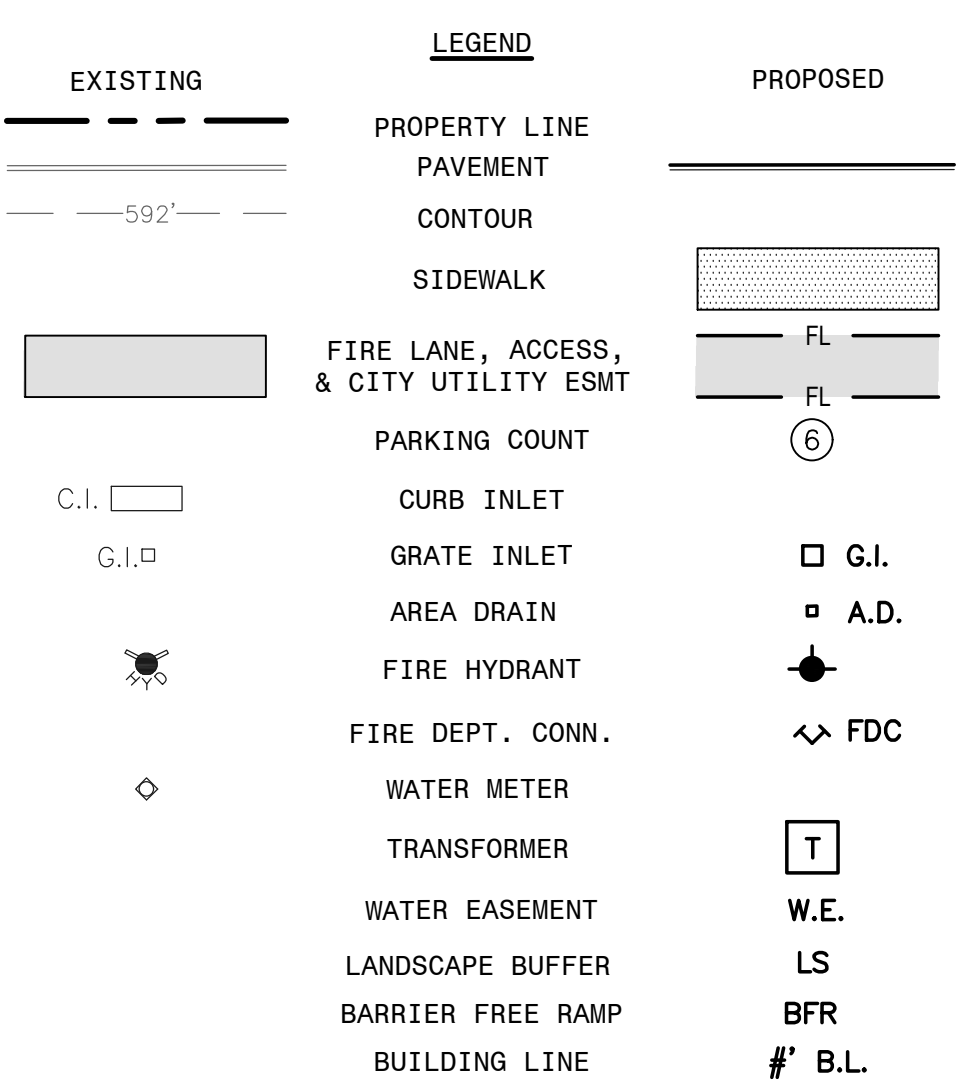
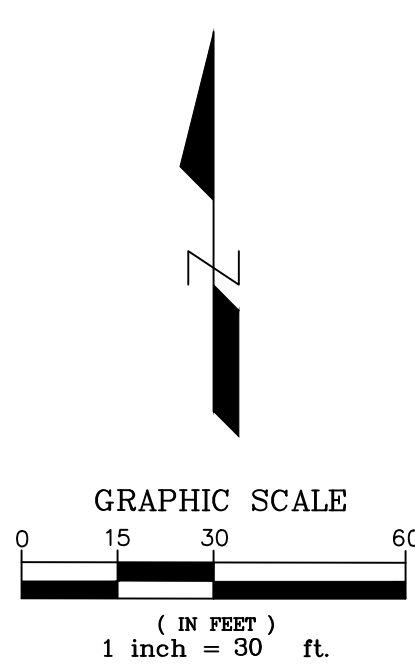
CLAYMOORE ENGINEERING

1105 CREEK SPRINGER RD. SUITE #1
COLLEVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOORE-ENG.COM

STATE OF TEXAS
DREW DONOSKY
123651
LICENSED PROFESSIONAL ENGINEER
6/15/2026

**AMR PREMIUM STORAGE
TOWN OF PROSPER, TX**

SITE PLAN



INTERIOR PARKING LOT LANDSCAPE	
1. 15 S.F. OF LANDSCAPING SHALL BE PROVIDED FOR EACH PARKING SPACE 2. LANDSCAPE ISLANDS SHALL CONTAIN AT LEAST ONE LARGE TREE, 3" CAL. WITH NO MORE THAN 15 SPACES IN A CONTINUOUS ROW WITHOUT AN ISLAND. 3. ONE SHADE TREE, 3" CAL. SHALL BE PROVIDED NO FARTHER THAN 150' FROM FROM EVERY PARKING SPACE. 4. ONE TREE SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES.	
PARKING SPACES = 25	
REQUIRED	PROVIDED
375 S.F. LANDSCAPE	951 S.F. LANDSCAPE
3 (3" CAL) TREES	3 S.F. LANDSCAPE

TOWN CASE NO:DEVAPP-26-0032
& CIVIL-26-0017
SITE PLAN
BLOCK A, LOT 1B
TEEL 380 ADDITION
1.093 ACRES, OR 47,632 S.F.
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
MAY 29, 2026

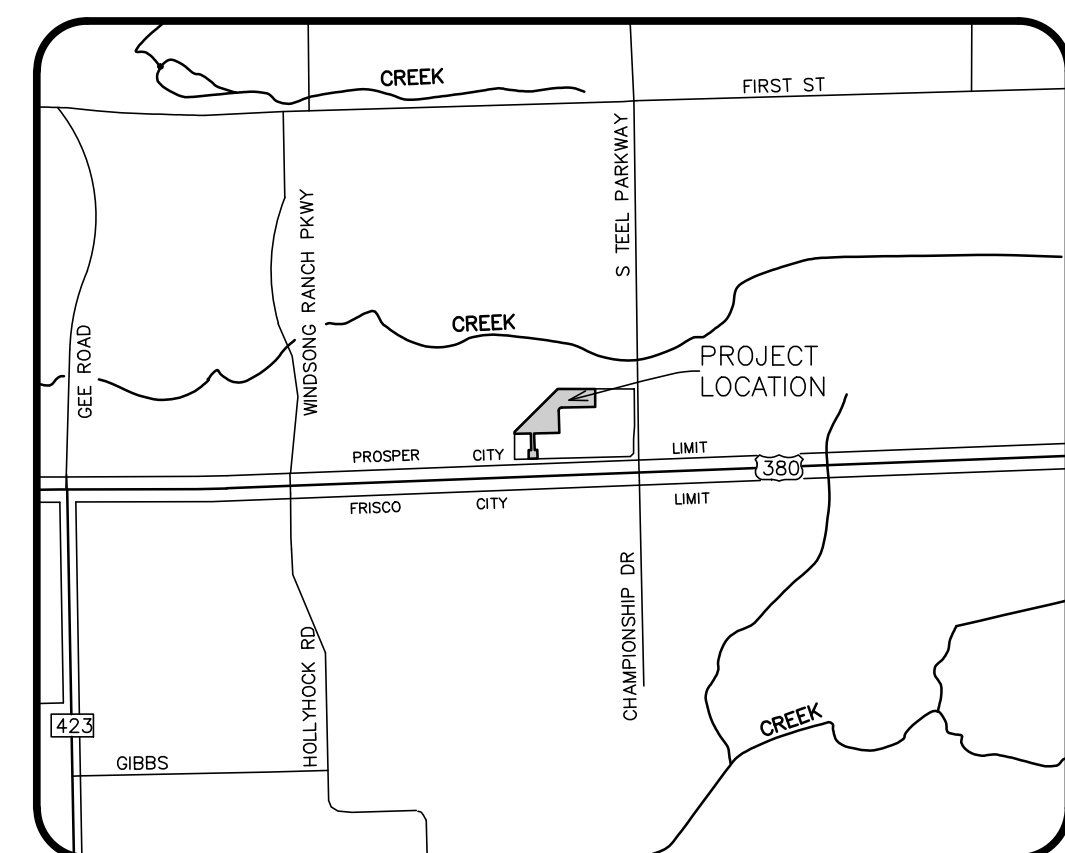
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL MEET THE MINIMUM REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO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

DEVELOPER
HEIGHTS PROPERTIES, LLP
JIM EGAN
6179 E. BROADWAY BLVD.
TUCSON, AZ 85711
520-631-9000 TELE
EMAIL:
JIM@HEIGHTSPROPERTIESLLP.COM

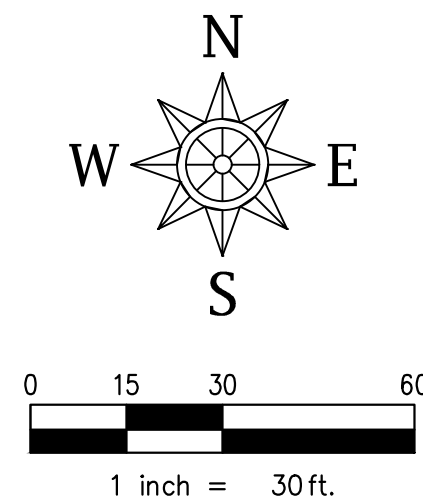
SITE PLAN

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV

SHEET
SP1



Vicinity Map
NTS



TOWN OF PROSPER SITE PLAN NOTES:

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

SITE DATA

Zoning
Proposed Use:

Lot Area:
Phase 1 Lot Area:
Building 1 Area:
Building 1 Height:

Lot Coverage:
Floor Area Ratio:
HC Parking Required:
Total HC Parking Provided:
Parking Required:

Total Parking Provided:

Interior Parking Landscape Required:
Interior Parking Landscape Provided:
Phase 1 Open Space Required:
Phase 1 Open Space Provided:
Impervious Surface:

BLOCK A, LOT 8

Mixed Use PD-40
Retail/Restaurant

5,594 Ac. (243,687 Sq. Ft.)
3,308 Ac. (144,085 SQ FT)
21,750 Sq. Ft.
1 Story, 30'0" Max.

17.5%
0.17:1
6 Spaces
6 Spaces
Retail 1:250 Sq. Ft.(13,417 Sq. Ft.) = 54 Spaces
Restaurant 1:100 Sq. Ft.(8,333 Sq. Ft) = 84 Sp.
Total Required: 138 Spaces

LEGEND

- FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- H EXISTING FIRE HYDRANT

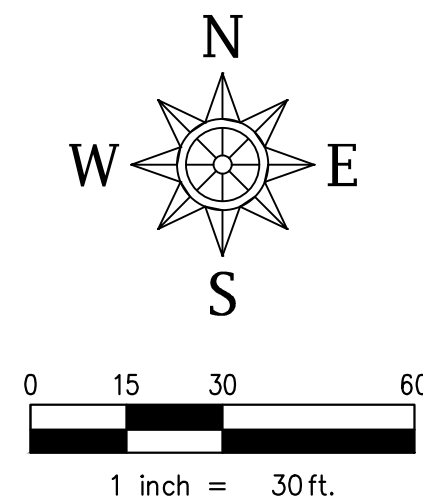
Water Meter Schedule				
I.D.	Type	Size	No.	Type
①	Irrig.	1.5"	1	Prop.
②	Domestic	2"	1	Prop.

OWNER / APPLICANT
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

OWNER / APPLICANT
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

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

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, Texas 75080
Telephone (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith, P.E.



NTS

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

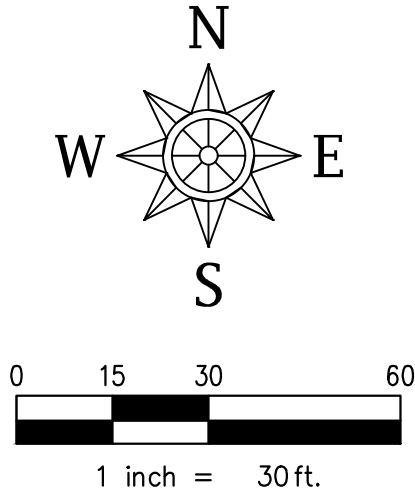
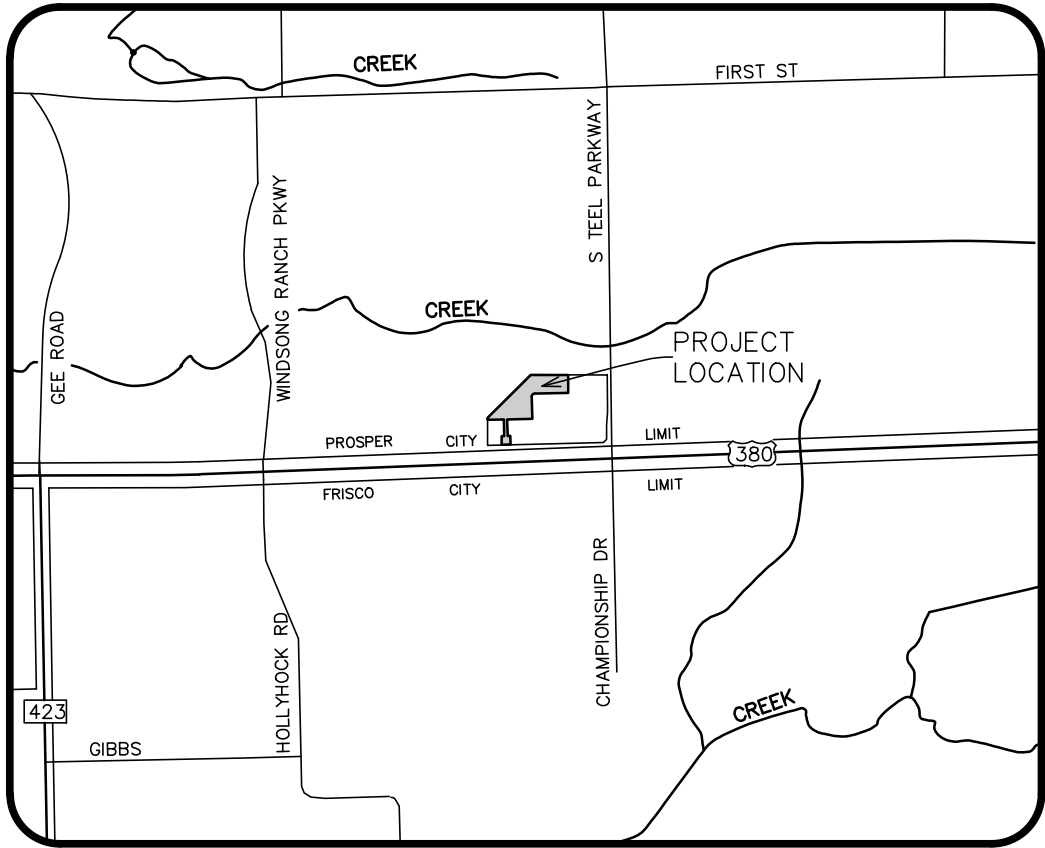


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DEVAPP-26-0033
SITE PLAN

TEEL 380 ADDITION- BLOCK A, LOT 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C.I. SMITH SURVEY ABSTRACT NO. 1681
243,687 Sq. Ft./5.594 Acres

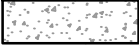
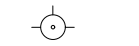
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, Texas 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith, P.E.



Vicinity Map
NTS

TOWN OF PROSPER SITE PLAN NOTES:

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

-  FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
-  PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
-  PROPOSED SIDEWALK
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT

DEVAPP-26-0033
SITE PLAN
TEEL LOT 8
TEEL 380 ADDITION- BLOCK A, LOT 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C.I. SMITH SURVEY ABSTRACT NO. 1681
243,687 Sq. Ft./5.594 Acres

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Contact: Karis Smith, P.E.

AMR Premium Storage Block A, Lot 1 (DEVAPP-25-0127)

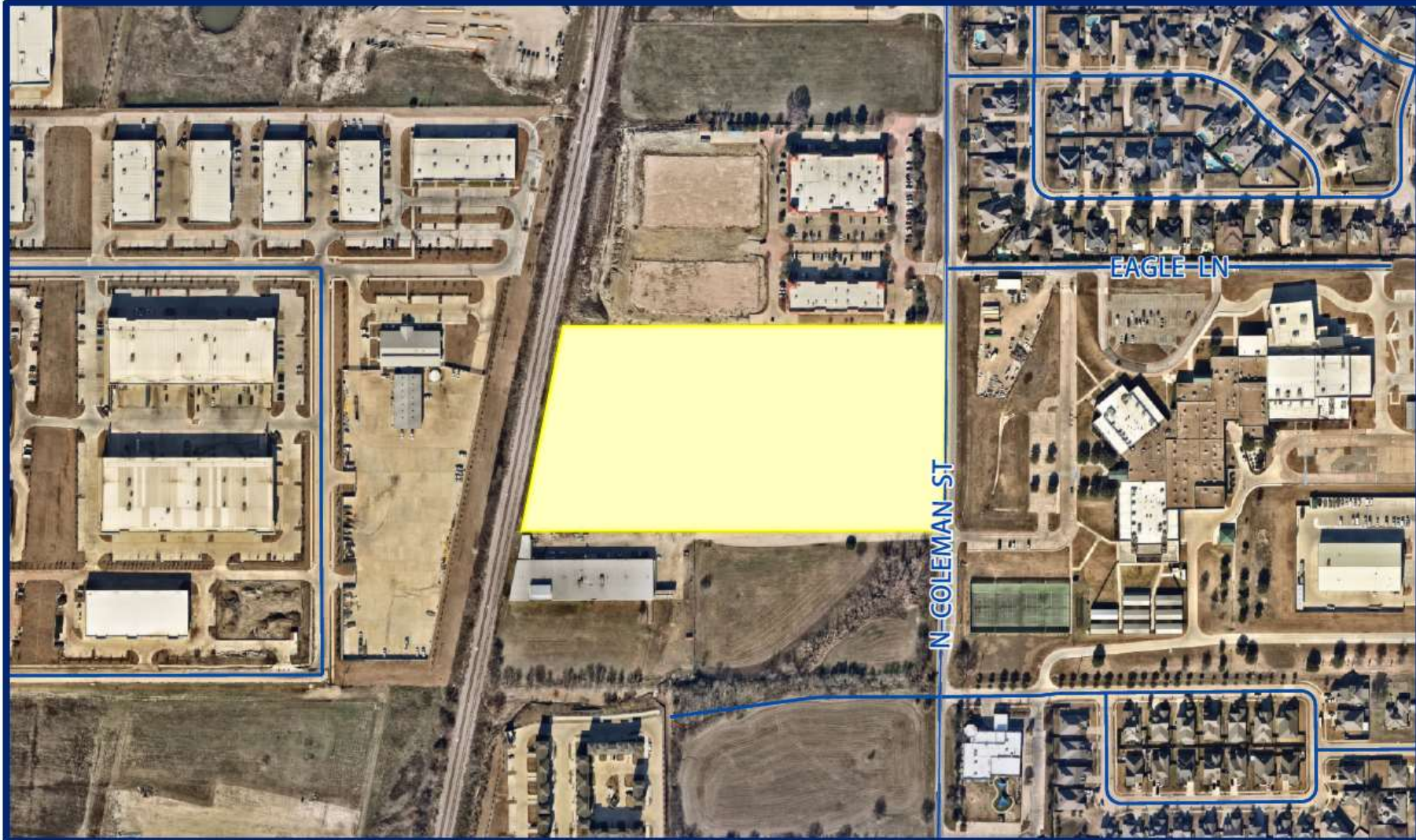
Proposal

Purpose:

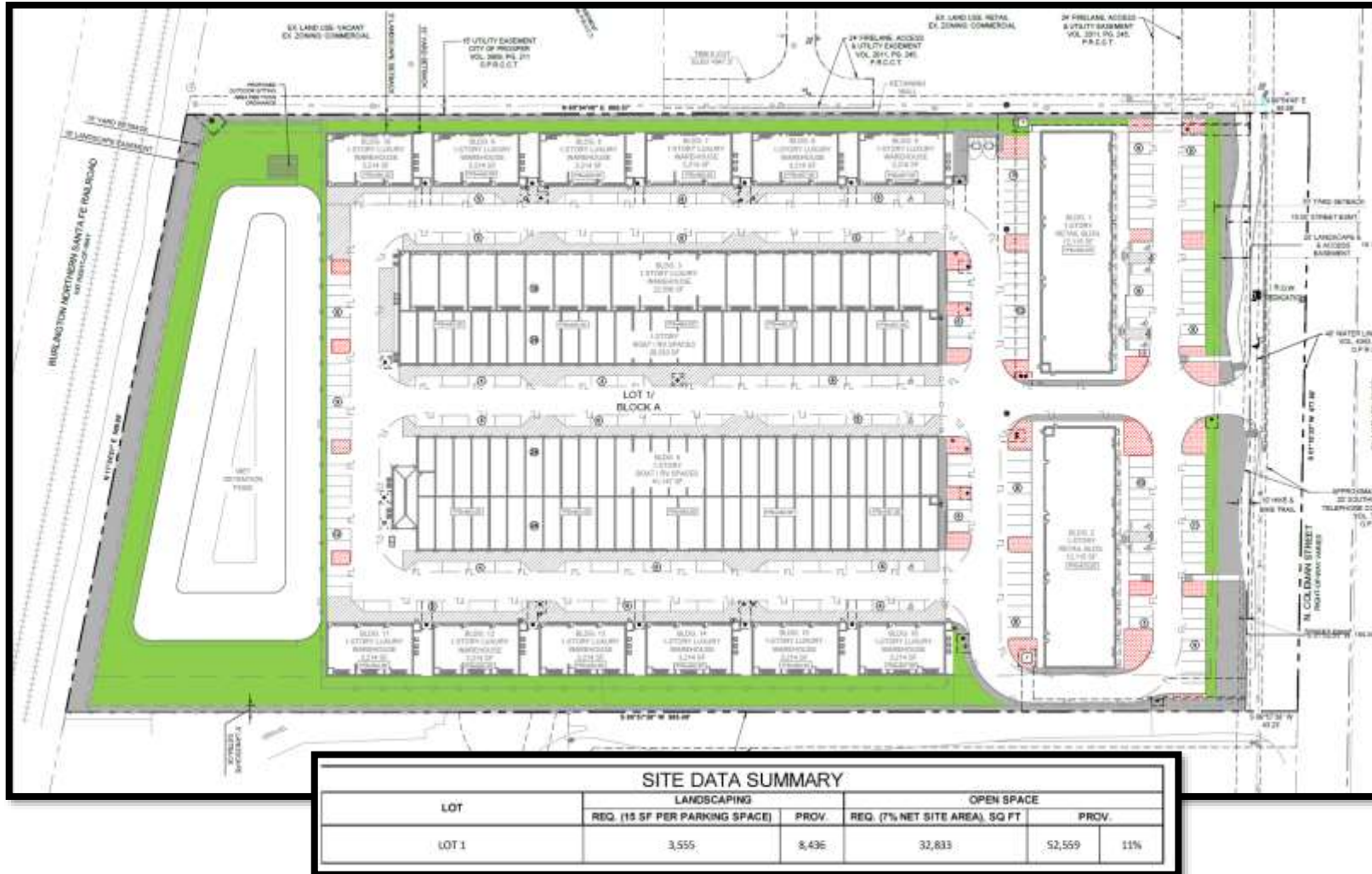
- The Site Plan consists of 16 buildings with boat and recreational vehicle storage, luxury warehouse, and retail uses totaling 146,864 square feet and associated parking.

Recommendation:

- Town Staff recommends approval of the Site Plan.







Teel 380 Addition Block A, Lot 1B (DEVAPP-26-0032)

Proposal

Purpose:

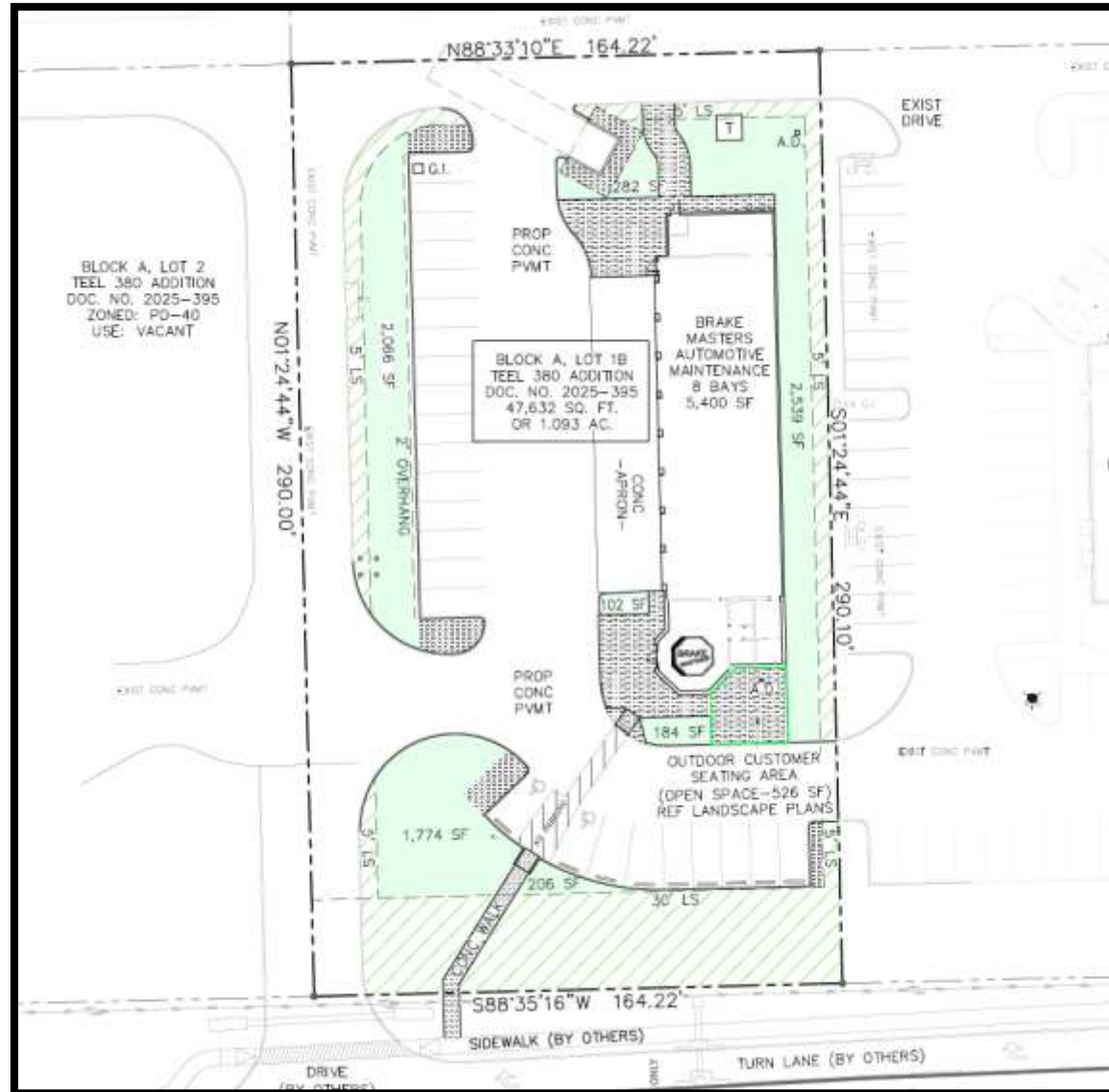
- The Site Plan consists of a 5,400 square foot automobile repair (minor) building and associated parking.

Recommendation:

- Town Staff recommends approval of the Site Plan.







Teel 380 Addition Block A, Lot 8 (DEVAPP-26-0033)

Proposal

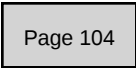
Purpose:

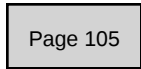
- The Site Plan consists of a restaurant/retail building totaling 21,750 square feet and associated parking.

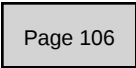
Recommendation:

- Town Staff recommends approval of the Site Plan.

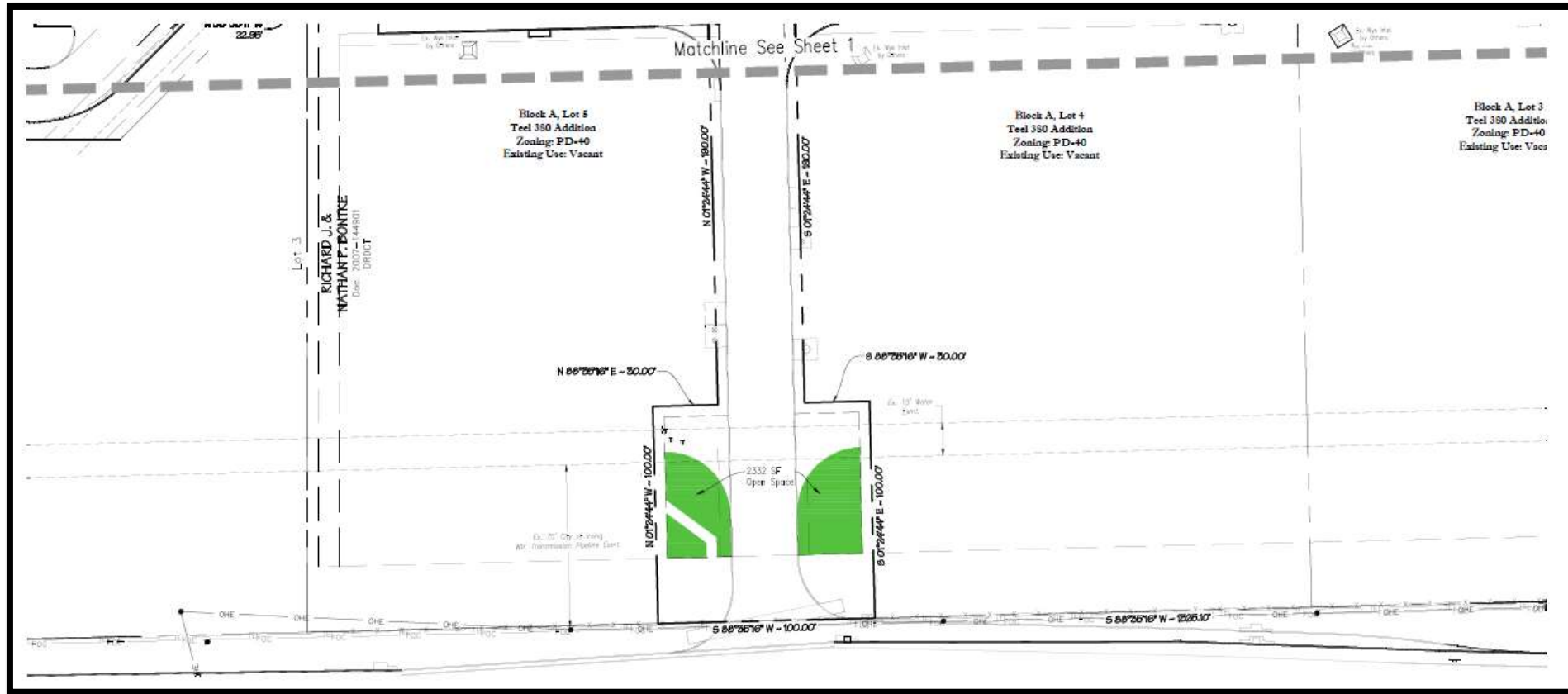














PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

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

Re: Amendments to the Unified Development Code

Town Council Meeting – July 28, 2026

**Strategic Visioning Priority: Provide Excellent Municipal Services
Ensure the Town's Commercial Corridors are Ready for
Development**

Agenda Item:

Conduct a Public Hearing to consider and act upon amendments to the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010)

Future Land Use Plan:

Not Applicable.

Comprehensive Plan:

The proposed Ordinance fulfills the Comprehensive Plan goals to accommodate the preferred development outcomes in the Dallas North Tollway (DNT) District.

Zoning:

The proposal includes several text amendments to the Unified Development Code. While it addresses standards by which property will develop, it does not modify the zoning classification of property within the Town.

Description of Agenda Item:

The Town's Unified Development Code (UDC) was adopted May 1, 2026, and includes procedural requirements, zoning and subdivision standards, and definitions. It is proposed to amend several sections of the UDC, as follows:

- Closing Applications
- Dual Brand Hotel

- Dallas North Tollway District
 - Landscaping requirements
 - Open Space
 - Setbacks
 - Parking
- Outdoor Lighting

Within this report, each item on this list will be described and the proposed amendment(s) listed for consideration.

New text is underlined and bolded in blue.

~~Deletions are red and crossed out.~~

Closing Applications

When an application is under review, prolonged delays in resubmitting a project may occur or the applicant may abandon the project. In cases where progress is not being made to revise plans or the applicant is non-responsive, a means should be provided to allow Staff to initiate the closure of a project.

It is recommended that if revisions are not provided after a period of five months from the last review, the applicant will be notified that the case will be closed if comments are not addressed and revisions submitted in the following 30 days. Should the application be closed, the applicant can resubmit a new application at any time that complies with the regulations in place at that time.

Proposed UDC Amendment:

Article 1. General Provisions

.....

1.03. Universal Procedures and Provisions

.....

C. Application Processing.

1. Initiation of Application

.....

2. Application Requirements

.....

3. Official Filing Date, Completeness of Application, and Expiration of Application

.....

4. 30-Day Time Frame for Plat Approvals

.....

5. Application Closure Procedure

a. If an application is under review and no revisions have been made for a period five months or more, the applicant will be notified that the project will be closed in 30-days.

b. The case may remain active if revisions that address the previous Town comments are submitted prior to the completion of the 30-day period.

5.6. Payment of all Indebtedness Attributed to the Subject Property

Dual Brand Hotel

The Unified Development Code includes three classifications of Hotel – Full Service, Limited Service, and Residence/Extended Stay. Some hotel chain offers brands that fit into two of these categories (i.e. a dual brand hotel). In order to accommodate this configuration, Staff recommends pairings of either Full Service and Limited Service or Full Service and Residence/Extended Stay. The modifications needed include updating the conditional standards for a Full Service Hotel in the Conditional Development standards and adding a definition for Dual Brand Hotel in the Definitions section of the Unified Development Code.

Proposed UDC Amendment:

Article 2. Zoning Regulations

.....

2.07 Permitted Uses and Use-Based Standard

.....

D. Conditional Development Standards

.....

25. 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:
 - i. Indoor/Outdoor Pool
 - ii. Spa/Sauna
 - iii. Weight Room/Fitness Center
 - iv. Playground
 - v. Sports Court
 - vi. Game Room
 - vii. Jogging Trail
 - viii. Other similar amenities as approved by the Director of Development Services.
- d. Shall provide a full-service restaurant offering three meals a day with room service.
- e. Shall provide a minimum total of 20,000 square feet of meeting/event space.
- f. No more than 5% 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. Anywhere a full-service hotel is permitted, a dual brand hotel is also permitted, subject to the following criteria:

- i. The dual brands shall be either Full Service and Limited Service or Full Service and Residence/Extended Stay.
- ii. A minimum sixty (60) percent of the rooms shall be part of the Full Service brand.
- iii. Each of the two brands shall be the same chain.
- iv. The Limited Service or Residence/Extended Stay portion of the hotel must comply with the requirements of its conditional development standards as found in this section, namely Article 2.D.26 and Article 2.D.27. There are no limitations on the location of a Residence/Extended Stay hotel when part of the dual brand.
- v. The required amenities for each type of hotel must be provided, and no single amenity can be counted for both brands. However, it is permissible for the guests of both brands to use all the amenities.
- vi. The hotel shall be designed to appear as one hotel with similar architectural style and articulation for both brands.

Article 4. Definitions

.....

4.02. Land Use Terms

....

G. Service Uses:

.....

28. **Hotel, full service**

A building or group of buildings designed for and occupancy as a temporary lodging place; where financial consideration is generally calculated on a nightly basis; provides a restaurant offering three meals a day; provides meeting/event space; and is not classified as a limited service hotel or a residence hotel.

29. Hotel, Dual Brand: A dual brand hotel combines two hotel brands, one of which is a full service hotel, from the same hotel chain into one building. Each brand operates separately with its own identity but must have a shared lobby and check-in desk. The brands may also share services such as laundry facilities, food and beverage facilities, and amenities.

30. ~~29.~~ Hotel, limited service

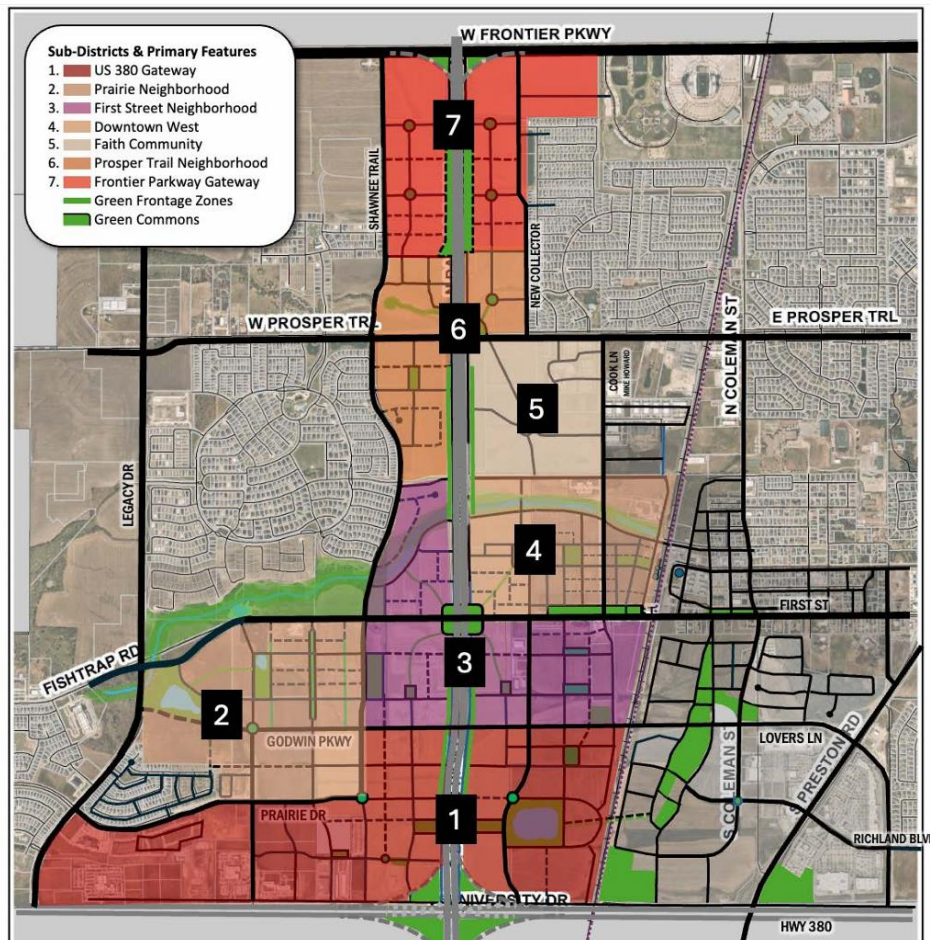
A building or group of buildings designed for and occupancy as a temporary lodging place; where financial consideration is generally calculated on a nightly basis and is not classified as a full service hotel or a residence/extended stay hotel.

31. ~~30~~ Hotel, residence/extended stay

A building or group of buildings designed for and occupancy as a temporary lodging which may include an extended stay and where financial consideration is generally calculated on a nightly, weekly, or monthly basis and is not classified as a limited service hotel or a full service hotel.

Dallas North Tollway District

During the review and finalization of the UDC, the Town was working with a consultant to finalize the Dallas North Tollway (DNT) District Development Standards. The DNT District Development Standards are guidelines. It is proposed to incorporate certain landscape, open space, and setback standards in the UDC to be enforceable.

EXHIBIT 1 – DNT Special District Plan

Proposed UDC Amendments:

Landscaping

Article 2. Zoning Regulations

.....
2.08 Landscaping

.....
F. Landscape Area Requirements

.....
3. Nonresidential Landscape Area Requirements

These standards apply to all nonresidential uses. Any area within a PD containing landscaping standards shall comply with the standards set forth in the PD district.

- i. A landscaped area consisting of living trees (as specified below), turf, or other living ground cover and being at least 25 feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties located adjacent to a major or minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Designs Standards.

- (a) The landscaped area may be reduced to 15 feet for the portion of a property adjacent to a collector or equivalent street as defined by the Town of Prosper Thoroughfare and Circulation Designs Standards.
- (b) The landscaped area shall be increased to 30 feet for properties adjacent to Preston Road, University Drive, and [Frontier Parkway, and 60 feet for properties adjacent to the](#) Dallas Parkway.
- (c) One large tree, 3-inch caliper minimum per 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate spacing for species.

Within the Dallas North Tollway District:

1. Adjacent to Dallas North Tollway:

- a. Three (3) offsetting rows of six (6) inch caliper minimum (at the time of planting) evergreen trees.
- b. The trees will be planted on thirty-six (36) foot centers in the north/south direction and placed as tightly as possible in the east/west direction.
- c. Include pleasant landscape ground plain with pedestrian trail connections.

2. Major and Minor Thoroughfares:

- a. 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.
- b. The trees may be planted in groups with appropriate spacing for species.
- c. Shrub plantings shall be provided at a minimum rate of twenty-two (22) shrub plantings per thirty (30) linear

feet with a minimum size of ten (10) gallon at the time of planting.

- d. Parking abutting the landscaped area shall be screened from the adjacent roadway. The required screening shall be with shrubs or earthen berms.
- e. During the review of development proposals, additional landscaping features such as berms or hardscape elements for enhanced beautification of the Tollway District may be required.

3. Retail and Grocery Stores

- a. One (1) additional tree shall be planted for each 100 linear feet of frontage.
- b. Trees shall be a minimum 4-inch caliper.
- c. Trees may be placed in planters.

- (d) For new development in Downtown Prosper, one large tree, 3-inch caliper minimum per 30 linear feet of roadway frontage, excluding the width of driveways at the property line, shall be planted within the required landscape area. Where the width of the roadway frontage is greater than 80 feet, excluding the width of driveways at the property line, the number of large trees may be planted at a rate of one, 3-inch large tree per 40 feet of roadway frontage, in lieu of the required one tree per 30 linear feet. The trees may be planted in groups with appropriate spacing for species. In Downtown Prosper, the substitution of three small, ornamental trees for one large tree shall not be permitted.
- (e) A minimum of 15 shrubs with a minimum size of 5 gallons each will be planted in the landscaped area for each 30 feet of linear frontage.
- (f) Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
- (g) Unless parking is adjacent to a street, shrubs are not required in the landscape area in Downtown Prosper.
- (h) Required landscape areas adjacent to public streets shall be planned around existing obstacles and shall not include easements or other restrictions which could inhibit planting, growth, or permanence of landscaping.
- (i) Berms ranging in height from 3 feet to 6 feet, and an overall minimum average of 4.5 foot, shall be required along US 380, Frontier Parkway/FM 1461/ Parvin Road, Custer Road/FM 2478, Preston Road, Dallas Parkway, and FM 1385.

Open Space

Article 2. Zoning Regulations

.....

2.08 Landscaping

.....

F. Landscape Area Requirements

.....

3. Nonresidential Landscape Area Requirements

These standards apply to all nonresidential uses. Any area within a PD containing landscaping standards shall comply with the standards set forth in the PD district.

.....

f. Open Space Requirements

- i. A final open space plan shall be submitted with the final Site Plan application for all nonresidential uses. Open space plans will be used only to ensure minimum standards are met. Open space plans shall be reviewed and approved by the Director of Development Services or their designee. The applicant may appeal the decision to the Planning and Zoning Commission. For nonresidential development, 12% of the net lot area is required to be provided as open space. The open space may consist of any element that is not one of the following:

- (a) Vehicular paving
- (b) Required parking lot landscape islands
- (c) Building footprint
- (d) Utility yards
- (e) Required landscape setbacks and landscape buffers (i.e. around dumpsters, loading areas)
- (f) Sidewalks
- (g) Detention ponds. Detention ponds that are located between the building and street and contain a constant water level, are landscaped, or otherwise treated as an amenity for the development, as determined by the Director of Development Services or their designee, may be calculated toward the required open space.

- ii. The Town wants to attract the public to open space areas for nonresidential developments. The open space area must be usable and/or include functional elements in the open space and generally shall be at least 40 feet wide and consists on at least one major amenity listed below, or as determined by the Director of Development Services or their designee:

(a) Major Amenities

- (i) A pergola or gazebo area
- (ii) Shaded seating area which can include picnic tables
- (iii) Enhanced walking trails
- (iv) Water features such as walls, fountains, plaza pools, wishing wells, bodies of water, or splash pads
- (v) Displays of public art, statues, or structures
- (vi) Other options to be considered by the Town

(b) Minor Amenities

- (i) Educational and/or historical materials; signage/boards
- (ii) Masonry seating walls
- (iii) Planter beds, pollinator gardens, rock gardens, or water gardens
- (iv) Dog/pet park area
- (v) Turf Recreational area for activities such as yoga and a play area for children
- (vi) Fire pit area with outdoor lighting
- (vii) Other options to be considered by the Town

- iii. Open space in the Dallas North Tollway District is to be designed in a network as represented in Exhibit 2 of the Dallas North Tollway District Development Standards and comply with the following:
- (a) Within each new development, a minimum of three amenities shall be provided within an open space in accordance with the list in Article 3.f.ii. above, with at least one being a major amenity.
 - (b) Open spaces shall be visible and easily accessible from public areas such as building entrances and adjacent streets and sidewalks.
 - (c) Ample seating shall be provided, including walls, ledges, and other raised surfaces which can serve a similar purpose.
 - (d) Active uses such as retail, cafes, restaurants, higher density residential and office uses which provide pedestrian traffic should be considered as appropriate uses to line parks and open spaces.
 - (e) In addition to the open space framework shown on Exhibit 2, development plans shall take the goals and objectives of the Town's Bike and Trail Master Plan into consideration when planning for new parks and open space amenities.
 - (f) Whether a park/open space is a public facility or publicly accessible under private ownership will be determined during the site plan approval process.
 - (g) Design issues and opportunities will be confirmed through the final site plan approval process.
 - (h) Subdistrict 1
 - (i) Prominent open space should be readily visible from the Dallas North Tollway to serve as an entry gateway and be a feature around which buildings are sited. The length of the open space should be proportionate with the buildings it serves and create notable space from Dallas North Tollway.
 - (ii) Develop a water feature (central lake) surrounded by trees and trails in the development on the east side of the Dallas North Tollway, south of First Street.
 - (i) Subdistrict 2
 - (i) The Parvin Branch drainage feature north of First Street shown on Exhibit 2 is envisioned to be a continuous green open space that provides the adjacent neighborhood with active programming and respite.
 - (ii) Within non-residential development south of First Street and east of Legacy Drive, the existing drainage and retention basin should be preserved, enhanced, and amenitized as an open space feature.
 - (j) Subdistrict 3
 - (i) Provide open space at the hard corner at the intersection of First Street and the Dallas North Tollway approximately 100 feet by 150 feet to be designed for pedestrian activity.
 - (iii) Provide open space in the form of pocket parks within the development for passive pedestrian use.

(k) Subdistrict 4

- (i) The Parvin Branch waterway south of Safety Way shall be a continuous green open space with a central retention pond features.
- (ii) Intermingle pocket parks into the neighborhood(s).
- (iii) Provide a green commons in the retail village area.
- (iv) Create a central pocket park at the silo designed so the adjacent streets may be shut down during events.

(l) Subdistrict 5

- (i) A central vehicular feature around the existing drainage area is envisioned to work with the existing site natural features. It should use heavy landscaping and provide connection to a larger pedestrian trail system.

(m) Subdistrict 6

- (i) Provide a parklet space at the northeast corner (hard corner) of Prosper Trail and the Dallas North Tollway that can be utilized and accessed by restaurants and other similar non-residential uses.
- (ii) Provide small pocket parks intermingled into the development framework as rectangular spaces with streets around them and roundabouts with central greens.
- (iii) Special artwork should be considered given the visual prominence of their locations within the community plan.

(n) Subdistrict 7

- (i) Prominent open space should be readily visible from the Dallas North Tollway to serve as an entry gateway and be a feature around which buildings are sited.
- (ii) The interior of roundabouts shall be designed for passive pedestrian use and landscaped.
- (iii) Special artwork should be considered given the visual prominence of their locations within the community plan.

Setbacks

Article 2. Zoning Regulations

.....

2. Commercial (C) District

a. General Purpose and Description

The Commercial District is intended predominately for heavy retail, service, light intensity wholesale and commercial uses, but excluding warehousing uses. The nature of uses in this district has operating characteristics and traffic service requirements generally compatible with typical office, retail, and some residential environments. Uses in this district may require open, but screened, storage areas for materials. This zoning district may be appropriate in areas designated as community or regional retail on the Future Land Use Plan.

b. Dimensional Standards

Commercial District	
Height	
Maximum Height	40 feet
Size of Lots	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Size of Yards	
Minimum Front Yard *	30 feet *
Minimum Side Yard	15 feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved Site Plan 40 feet for a one-story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district
Minimum Side Yard (F, see Figure 2.04-30)	30 feet adjacent to a street
Minimum Rear Yard	15 feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved Site Plan 40 feet for a one-story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district
Other Dimensional Requirements	
Maximum Lot Coverage	50%
Maximum Floor Area Ratio	0.5:1

*For properties within the Dallas North Tollway District, see Article 2.04.E.2.c. below.

c. Minimum Setbacks in the Dallas North Tollway District shall be as follows:

1. Dallas North Tollway, US 380 and Frontier Parkway Front Setback Zone
 - (a) Adjacent to US 380 and Frontier Parkway - Front Setback of 50 feet.
 - (b) Adjacent to Dallas North Tollway – Front Setback of 60 feet.
 - (c) Subdistrict 3 (First Street Neighborhood) adjacent to the Green Commons – Front Setback of 20 feet.
 - (d) Subdistrict 4 (Downtown West) adjacent to the Green Commons – Front Setback of 20 feet.
2. Build-to Lines
 - (a) Streets with On-Street Parking – A build-to line shall be required. The primary building façade shall be built along the public or private street.
 - (b) Front Setbacks facing a Parks/Open Space – Front Setback shall range between 18 feet and 24 feet from the face of curb for the street that defines the pocket park space.
 - (c) Non-Residential Buildings (buildings with non-residential on the first floor) – The primary façade shall be located on the block face (i.e. property line) with a minimum 70 percent of the building being adjacent to this build-to-line.

d. Other Regulations

See Article 2.07 for permitted uses.

Parking

Article 2. Zoning Regulations

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2.10 Parking, Circulation, and Access

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C. Nonresidential and Multifamily Parking Provisions

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21. Nonresidential parking within the Dallas North Tollway District shall comply with the following standards:

- (a) Parking shall be provided on the side or rear of the primary buildings within new development to minimize visibility.
- (b) Parking lots shall be screened through building and landscape placement and through creating parking “courts” that are entered versus seen directly from the public street.
- (c) Surface parking shall be designed to promote a pleasant pedestrian experience with special design features and landscaped pedestrian ways.
- (d) A maximum of two rows of parking is permitted in the front of the buildings along the Dallas North Tollway, except adjacent to the Green Commons in the Subdistrict 3 (First Street Neighborhood), Subdistrict 4 (Downtown West), and Subdistrict 6 (Prosper Trail Neighborhood), as represented on Exhibit 2 of the Dallas North Tollway District Guidelines, where no parking will be allowed between buildings and the street.

- (e) Shared parking agreements for adjacent properties are acceptable where they:
 - (i) include a business pursuant to the Town's vision,
 - (ii) there is a written agreement between property owners that clearly stipulates the terms of the joint use of the parking spaces, and
 - (iii) the spaces must be committed and available to the respective users on a non-conflicting bases.
- (f) Parking garages shall follow the parameters below:
 - (i) located behind or to the side of the primary building,
 - (ii) shall have an architecturally finished façade complementary to the surrounding buildings with enhanced articulation on a facade facing the street.
 - (iii) Street front openings in parking structures should not exceed 55 percent of the façade area, excluding the top floor if the garage is unroofed.
 - (v) Where possible, the narrower façade of the parking garage should be oriented to the street.

Lighting

During the review of the Unified Development Code, regulations regarding jellyfish lighting were considered. It was recommended to remove them from the UDC at that time to allow additional discussion.

Proposed UDC Amendment:

Article 2. Zoning Regulations

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2.12 Outdoor Lighting

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B. General Requirements

1. The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this section.

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I. Jellyfish style permanent outdoor string lighting shall comply with the following:

- i. It is limited to residential structures;
- ii. It shall be limited to the under the eaves of a residential structure; and
- iii. It shall not flash or strobe in such a way as to unreasonably harm or restrict public health, safety, and welfare or create a nuisance.

Article 4. Definitions

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4.03. Terms Defined

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B. Terms E-K

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194. Jellyfish Lighting - a permanent, color-changing LED lighting system designed for the exterior of residential homes.

Thoroughfare Plan:

Not Applicable.

Parks Master Plan:

Not Applicable.

Legal Obligations and Review:

Notification was provided as required by the Unified Development Code and state law. Two citizens spoke during the Public Hearing at the Planning and Zoning Commission meeting.

Attached Documents:

1. PowerPoint Slides

Town Staff Recommendation:

Staff recommends consideration and action upon amendments to the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments.

Planning & Zoning Commission Recommendation:

The Planning and Zoning Commission unanimously recommended approval of this item, subject to modifications to the dual brand hotel requirements, landscape standards, and outdoor lighting regulations by a vote of 7-0 at their meeting on July 21, 2026. The language reflected in this staff report has been updated per the motion.

Proposed Motion:

I move to approve/deny the request to amend the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments.

Conduct a Public Hearing to consider and act upon amendments to the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010)

Description of Agenda Item:

The Town's Unified Development Code (UDC) was adopted May 1, 2026, and includes procedural requirements, zoning and subdivision standards, and definitions. It is proposed to amend several sections of the UDC, as follows:

- Closing Applications
- Dual Brand Hotel
- Dallas North Tollway District
 - Landscaping requirements
 - Open Space
 - Setbacks
 - Parking
- Outdoor Lighting

While it addresses standards by which property will develop, it does not modify the zoning classification of property within the Town.

Closing Applications:

Article 1. General Provisions

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1.03. Universal Procedures and Provisions

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C. Application Processing.

1. Initiation of Application

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2. Application Requirements

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3. Official Filing Date, Completeness of Application, and Expiration of Application

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4. 30-Day Time Frame for Plat Approvals

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5. **Application Closure Procedure**

a. **If an application is under review and no revisions have been made for a period five months or more, the applicant will be notified that the project will be closed in 30-days.**

b. **The case may remain active if revisions that address the previous Town comments are submitted prior to the completion of the 30-day period.**

~~5.6.~~ Payment of all Indebtedness Attributed to the Subject Property

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Dual Brand Hotel:

Article 2. Zoning Regulations

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2.07 Permitted Uses and Use-Based Standard

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D. Conditional Development Standards

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25. 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:
 - i. Indoor/Outdoor Pool
 - ii. Spa/Sauna
 - iii. Weight Room/Fitness Center
 - iv. Playground
 - v. Sports Court
 - vi. Game Room
 - vii. Jogging Trail
 - viii. **Other similar amenities as approved by the Director of Development Services.**
- d. Shall provide a full-service restaurant offering three meals a day with room service.
- e. Shall provide a minimum total of 20,000 square feet of meeting/event space.
- f. No more than 5% 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. Anywhere a full-service hotel is permitted, a dual brand hotel is also permitted, subject to the following criteria:

- i. The dual brands shall be either Full Service and Limited Service or Full Service and Residence/Extended Stay.
- ii. A minimum sixty (60) percent of the rooms shall be part of the Full-Service brand.
- iii. Each of the two brands shall be the same chain.
- iv. The Limited Service or Residence/Extended Stay portion of the hotel must comply with the requirements of its conditional development standards as found in this section, namely Article 2.D.26 and Article 2.D.27. There are no limitations on the location of a Residence/Extended Stay hotel when part of the dual brand.
- v. The required amenities for each type of hotel must be provided, and no single amenity can be counted for both brands. However, it is permissible for the guests of both brands to use all the amenities.
- vi. The hotel shall be designed to appear as one hotel with similar architectural style and articulation for both brands.

Definition

Hotel, Dual Brand: A dual brand hotel combines two hotel brands, one of which is a full service hotel, from the same hotel chain into one building. Each brand operates separately with its own identity but must have a shared lobby and check-in desk. The brands may also share services such as laundry facilities, food and beverage facilities, and amenities.

Dallas North Tollway District - Landscaping



Exhibit 2: DNT District Development Framework Plan

- i. A landscaped area consisting of living trees (as specified below), turf, or other living ground cover and being at least 25 feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties located adjacent to a major or minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Designs Standards.
 - (a) The landscaped area may be reduced to 15 feet for the portion of a property adjacent to a collector or equivalent street as defined by the Town of Prosper Thoroughfare and Circulation Designs Standards.
 - (b) The landscaped area shall be increased to 30 feet for properties adjacent to Preston Road, University Drive, and **Frontier Parkway, and 60 feet for properties adjacent to the Dallas Parkway.**
 - (c) One large tree, 3-inch caliper minimum per 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate spacing for species.

Within the Dallas North Tollway District:

1. **Adjacent to Dallas North Tollway:**
 - a. Three (3) offsetting rows of six (6) inch caliper minimum (at the time of planting) evergreen trees.
 - b. The trees will be planted on thirty-six (36) foot centers in the north/south direction and placed as tightly as possible in the east/west direction.
 - c. Include pleasant landscape ground plain with pedestrian trail connections.
2. **Major and Minor Thoroughfares:**
 - a. 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.
 - b. The trees may be planted in groups with appropriate spacing for species.
 - c. Shrub plantings shall be provided at a minimum rate of twenty-two (22) shrub plantings per thirty (30) linear

feet with a minimum size of ten (10) gallon at the time of planting.

- d. Parking abutting the landscaped area shall be screened from the adjacent roadway. The required screening shall be with shrubs or earthen berms.
- e. During the review of development proposals, additional landscaping features such as berms or hardscape elements for enhanced beautification of the Tollway District may be required.

3. Retail and Grocery Stores

- a. One (1) additional tree shall be planted for each 100 linear feet of frontage.
- b. Trees shall be a minimum 4-inch caliper.
- c. Trees may be placed in planters.

Dallas North Tollway District – Open Space

iii. Open space in the Dallas North Tollway District is to be designed in a network as represented in Exhibit 2 of the Dallas North Tollway District Development Standards and comply with the following:

- (a) Within each new development, a minimum of three amenities shall be provided within an open space in accordance with the list in Article 3.f.ii. above, with at least one being a major amenity.
- (b) Open spaces shall be visible and easily accessible from public areas such as building entrances and adjacent streets and sidewalks.
- (c) Ample seating shall be provided, including walls, ledges, and other raised surfaces which can serve a similar purpose.
- (d) Active uses such as retail, cafes, restaurants, higher density residential and office uses which provide pedestrian traffic should be considered as appropriate uses to line parks and open spaces.
- (e) In addition to the open space framework shown on Exhibit 2, development plans shall take the goals and objectives of the Town's Bike and Trail Master Plan into consideration when planning for new parks and open space amenities.
- (f) Whether a park/open space is a public facility or publicly accessible under private ownership will be determined during the site plan approval process.
- (g) Design issues and opportunities will be confirmed through the final site plan approval process.
- (h) Subdistrict 1

- (i) Prominent open space should be readily visible from the Dallas North Tollway to serve as an entry gateway and be a feature around which buildings are sited. The length of the open space should be proportionate with the buildings it serves and create notable space from Dallas North Tollway.
- (ii) Develop a water feature (central lake) surrounded by trees and trails in the development on the east side of the Dallas North Tollway, south of First Street.



- (i) Subdistrict 2
 - (i) The Parvin Branch drainage feature north of First Street shown on Exhibit 2 is envisioned to be a continuous green open space that provides the adjacent neighborhood with active programming and respite.
 - (ii) Within non-residential development south of First Street and east of Legacy Drive, the existing drainage and retention basin should be preserved, enhanced, and amenitized as an open space feature.
- (j) Subdistrict 3
 - (i) Provide open space at the hard corner at the intersection of First Street and the Dallas North Tollway approximately 100 feet by 150 feet to be designed for pedestrian activity.
 - (iii) Provide open space in the form of pocket parks within the development for passive pedestrian use.

- (k) Subdistrict 4
 - (i) The Parvin Branch waterway south of Safety Way shall be a continuous green open space with a central retention pond features.
 - (ii) Intermingle pocket parks into the neighborhood(s).
 - (iii) Provide a green commons in the retail village area.
 - (iv) Create a central pocket park at the silo designed so the adjacent streets may be shut down during events.
- (l) Subdistrict 5
 - (i) A central vehicular feature around the existing drainage area is envisioned to work with the existing site natural features. It should use heavy landscaping and provide connection to a larger pedestrian trail system.
- (m) Subdistrict 6
 - (i) Provide a parklet space at the northeast corner (hard corner) of Prosper Trail and the Dallas North Tollway that can be utilized and accessed by restaurants and other similar non-residential uses.
 - (ii) Provide small pocket parks intermingled into the development framework as rectangular spaces with streets around them and roundabouts with central greens.
 - (iii) Special artwork should be considered given the visual prominence of their locations within the community plan.
- (n) Subdistrict 7
 - (i) Prominent open space should be readily visible from the Dallas North Tollway to serve as an entry gateway and be a feature around which buildings are sited.
 - (ii) The interior of roundabouts shall be designed for passive pedestrian use and landscaped.
 - (iii) Special artwork should be considered given the visual prominence of their locations within the community plan.

Dallas North Tollway District – Setbacks

Commercial District	
Height	
Maximum Height	40 feet
Size of Lots	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Size of Yards	
Minimum Front Yard *	30 feet *
Minimum Side Yard	15 feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved Site Plan 40 feet for a one-story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district
Minimum Side Yard (F, see Figure 2.04-30)	30 feet adjacent to a street
Minimum Rear Yard	15 feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved Site Plan 40 feet for a one-story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district
Other Dimensional Requirements	
Maximum Lot Coverage	50%
Maximum Floor Area Ratio	0.5:1

*For properties within the Dallas North Tollway District, see Article 2.04.E.2.c. below.

c. **Minimum Setbacks in the Dallas North Tollway District shall be as follows:**

1. **Dallas North Tollway, US 380 and Frontier Parkway Front Setback Zone**
 - (a) **Adjacent to US 380 and Frontier Parkway - Front Setback of 50 feet.**
 - (b) **Adjacent to Dallas North Tollway – Front Setback of 60 feet.**
 - (c) **Subdistrict 3 (First Street Neighborhood) adjacent to the Green Commons – Front Setback of 20 feet.**
 - (d) **Subdistrict 4 (Downtown West) adjacent to the Green Commons – Front Setback of 20 feet.**
2. **Build-to Lines**
 - (a) **Streets with On-Street Parking – A build-to line shall be required. The primary building façade shall be built along the public or private street.**
 - (b) **Front Setbacks facing a Parks/Open Space – Front Setback shall range between 18 feet and 24 feet from the face of curb for the street that defines the pocket park space.**
 - (c) **Non-Residential Buildings (buildings with non-residential on the first floor) – The primary façade shall be located on the block face (i.e. property line) with a minimum 70 percent of the building being adjacent to this build-to-line.**

Dallas North Tollway District – Parking

Nonresidential parking within the Dallas North Tollway District shall comply with the following standards:

- (a) Parking shall be provided on the side or rear of the primary buildings within new development to minimize visibility.
- (b) Parking lots shall be screened through building and landscape placement and through creating parking “courts” that are entered versus seen directly from the public street.
- (c) Surface parking shall be designed to promote a pleasant pedestrian experience with special design features and landscaped pedestrian ways.
- (d) A maximum of two rows of parking is permitted in the front of the buildings along the Dallas North Tollway, except adjacent to the Green Commons in the Subdistrict 3 (First Street Neighborhood), Subdistrict 4 (Downtown West), and Subdistrict 6 (Prosper Trail Neighborhood), as represented on Exhibit 2 of the Dallas North Tollway District Guidelines, where no parking will be allowed between buildings and the street.

- (e) Shared parking agreements for adjacent properties are acceptable where they:
 - (i) include a business pursuant to the Town’s vision,
 - (ii) there is a written agreement between property owners that clearly stipulates the terms of the joint use of the parking spaces, and
 - (iii) the spaces must be committed and available to the respective users on a non-conflicting bases.
- (f) Parking garages shall follow the parameters below:
 - (i) located behind or to the side of the primary building,
 - (ii) shall have an architecturally finished façade complementary to the surrounding buildings with enhanced articulation on a facade facing the street.
 - (iii) Street front openings in parking structures should not exceed 55 percent of the façade area, excluding the top floor if the garage is unroofed.
 - (v) Where possible, the narrower façade of the parking garage should be oriented to the street.

Outdoor Lighting – Jellyfish-style Lighting

Article 2. Zoning Regulations

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2.12 Outdoor Lighting

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B. General Requirements

1. The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this section.

.....

I. Jellyfish style permanent outdoor string lighting shall comply with the following:

- i. It is limited to residential structures;**
- ii. It shall be limited to the under the eaves of a residential structure; and**
- iii. It shall not flash or strobe in such a way as to unreasonably harm or restrict public health, safety, and welfare or create a nuisance.**

Definition

Jellyfish Lighting - a permanent, color-changing LED lighting system designed for the exterior of residential homes.

Recommendation

Noticing:

- Friday, July 3rd
- Two citizens provided comments at the Planning and Zoning Commission meeting.

Recommendation:

- The Planning and Zoning Commission unanimously recommended approval of this item, subject to modifications to the dual brand hotel requirements, landscape standards, and outdoor lighting regulations by a vote of 7-0 at their meeting on July 21, 2026. The language reflected in these slides and staff report have been updated per the motion.
- Town Staff recommends consideration and action upon amendments to the Town of Prosper Unified Development Code.