



**Agenda**  
**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, April 07, 2026  
**6:15 PM**

Welcome to the Prosper Town Council Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Town Council:**

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

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

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

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

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

**Call to Order/ Roll Call.**

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

**Announcements of recent and upcoming events.**

**Presentations.**

1. America 250. (DFB)
2. Hometown Heroes. (CR)
3. Proclamation recognizing April 12-18, 2026, as National Public Safety Telecommunicators Week. (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.

4. Consider and act upon the minutes of the March 24, 2026, Town Council Work Session meeting. (MLS)
5. Consider and act upon the minutes of the March 24, 2026, Town Council Regular meeting. (MLS)
6. Consider and act upon authorizing the Town Manager to enter into a Professional Services Agreement with Burgess and Niple, Inc. for wastewater line smoke testing services totaling \$86,500. (CJ)
7. Consider and act upon authorizing the Town Manager to enter into an agreement with Fuquay, Inc., to rehabilitate 15 wastewater manholes in the amount of \$216,762. (CJ)
8. Consider and act upon an ordinance amending Section 12.09.003, "Speed Limits on Specific Streets," of Chapter 12 "Traffic and Vehicles," of the Town's Code of Ordinances by modifying the prima facie speed limit on FM 1385. (HW)
9. Consider and act upon authorizing the Town Manager to execute any documents related to the installation of park equipment by Play and Park Structures in the amount of \$916,776. (CE)
10. Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)

### **CITIZEN COMMENTS**

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

### **REGULAR AGENDA:**

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

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

11. 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 551.076 - To discuss and consider the deployment, or specific occasions for implementation, of security personnel or devices.*

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

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

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

*Section 551.071 - Consultation with the Town Attorney 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 Tuesday, March 31, 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 4.

**Prosper Town Council Work Session**  
Prosper Town Hall – Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 24, 2026

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

Mayor Bristol called the meeting to order at 5:03 p.m.

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

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

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

Councilmember Marcus E. Ray

#### **Staff Members Present:**

Mario Canizares, Town Manager  
Terry Welch, Town Attorney  
Michelle Lewis Sirianni, Town Secretary  
Chuck Ewings, Assistant Town Manager  
Robyn Battle, Executive Director  
Hulon Webb, Engineering Director  
Robert Grey, Senior Traffic Engineer  
Tony Luton, Human Resources Director  
David Hoover, Development Services Director  
Carrie Jones, Public Works Director  
Chris Landrum, Finance Director  
Stuart Blasingame, Fire Chief  
Ken Myers, Interim Police Chief  
Scott Brewer, Assistant Police Chief  
Ryan Pasko, IT Specialist II

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

#### **1. Discussion regarding the Town's Roundabout Policy. (RG/HW)**

Mr. Grey introduced the item indicating this is a follow up discussion based on feedback received from the Town Council. Staff has revised guidelines and looking for further guidance based on revisions being presented.

Mr. Webb presented projects that are currently under construction, intersections under design, completed and/or existing that contain opportunities to include roundabouts. Staff is seeking further feedback to finalize a map that would indicate roundabout locations to be added into the engineering design standards.

The Town Council discussed retrofitting projects under design and the affects of adding a roundabout once a project is underconstruction or has been designed. The

Town Council agreed to locations they would like to see interim roundabouts placed, which included the intersections of Legacy and Teel at Prosper Trail.

**2. Discuss proposed logo designs for the Craig Street elevated storage tank rehabilitation. (HW)**

Mr. Webb presented logo designs based on the Town's Branding Guidelines for the rehabilitation project of the elevated storage tank. Eight color choices were offered for the Council's consideration.

The Town Council discussed the color options and narrowed it down to sepia brown and black. The Town Council requested for the item to return to a future work session when all members were present.

**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 551.076 – To discuss and consider the deployment, or specific occasions for implementation, of security personnel or devices.*

*Section 551.071 – Consultation with the Town Attorney regarding legal issues related to zoning classifications, 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 agenda item.*

The Town Council recessed into Executive Session at 5:54 p.m.

**Reconvene into Work Session.**

The Town Council reconvened into Work Session at 6:17 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 6:17 p.m.

These minutes were approved on the 7<sup>th</sup> day of April 2026.

**APPROVED:**

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**David F. Bristol, Mayor**

**ATTEST:**

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**Michelle Lewis Sirianni, Town Secretary**

**DRAFT**



## MINUTES

Item 5.

**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 24, 2026

### **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  
Councilmember Craig Andres  
Councilmember Jeff Hodges  
Councilmember Cameron Reeves

### **Staff Members Present:**

Mario Canizares, Town Manager  
Terry Welch, Town Attorney  
Michelle Lewis Sirianni, Town Secretary  
Chuck Ewings, Assistant Town Manager  
Robyn Battle, Executive Director  
Tony Luton, Human Resources Director  
Hulon Webb, Director of Engineering  
Chris Landrum, Finance Director  
Judith Jacinto, Court Administrator  
Dan Baker, Parks and Recreation Director  
Kaylynn Stone, Special Events Manger  
David Hoover, Development Services Director  
Suzanne Porter, Planning Manager  
Carrie Jones, Public Works Director  
Stuart Blasingame, Fire Chief  
Shaw Eft, Assistant Fire Chief  
Ken Myers, Interim Police Chief  
Scott Brewer, Assistance Police Chief  
Ryan Pasko, IT Specialist II

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

Jason McConnell with Prosper United Methodist Church led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

### **Announcements of recent and upcoming events.**

Councilmember Reeves made the following announcements:

Join in on the fun as we compete with the Town of Little Elm in the Journey of 1,000 miles. Now until Sunday, April 19, the town that logs the most steps takes home the trophy. Simply sign up for the Mayor's Fitness Challenge and log your steps. For more information, visit [prospertx.gov/mayorsfitnesschallenge](http://prospertx.gov/mayorsfitnesschallenge).

The Prosper Library and Parks and Recreation Department are hopping down Bunny Lane on Friday, March 27 at Frontier Park from 11:00 am to 12:00 pm. Residents of all ages are invited to come hunt Easter eggs and take photos with the Easter Bunny. A special thank you to the National Charity League-Prosper, for their donation of 500 Easter eggs for this event and don't forget to bring your basket.

The Town's annual Spring Cleanup will take place on Saturday, March 28 from 8:00 am to noon at Prosper Town Hall. Residents may dispose of various items. To enter the event, please be prepared to show your utility bill and valid driver's license. For more information, visit [prospertx.gov/springcleanup](http://prospertx.gov/springcleanup).

The Town of Prosper has launched the Hometown Heros Program, a special initiative recognizing local veterans as part of the United States' 250th anniversary celebration. Residents are encouraged to help identify veterans in the community who should be recognized through this program! Nominate a veteran by visiting [prospertx.gov/hometownheroes](http://prospertx.gov/hometownheroes). Those selected will be honored at a Town Council meeting now through July.

Join us on Thursday, April 9 from 6:30 to 8:00 p.m. for a vibrant outdoor celebration of art and music at Boyer Park. Hosted in partnership with Prosper ISD, this outdoor gallery will feature art from all four high schools and music performed by the 380 Jazz Band.

### **Presentations.**

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

Mayor Bristol read a historical background on the "Turning of the Tide." He noted this episode along with the previous episodes can be viewed on the Town's YouTube Channel.

**2. Recognize members of the Prosper Independent School District Resources Center. (KS)**

Ms. Stone recognized volunteers from the PISD Resource Center along with Ms. Kugler for her impact in the community. Mayor Bristol presented her with a certificate of recognition.

**3. Recognize members of the Prosper Fire and Rescue Department for their Life Saving efforts. (SB)**

Chief Blasingame recognized members of the Prosper Fire and Rescue Department, dispatcher, those who assisted in aiding and making the emergency call, and the patient who was involved.

### **CONSENT AGENDA:**

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

**4. Consider and act upon the minutes of the March 10, 2026, Town Council Work Session meeting. (MLS)**

5. Consider and act upon the minutes of the March 10, 2026, Town Council Regular meeting. (MLS)
6. Consider acceptance of the February monthly financial report for fiscal year 2026. (CL)
7. Consider and act upon the appointment of an Associate Municipal Judge for a two-year term and authorize the Town Manager to execute an agreement for same. (JJ)
8. Consider and act upon Ordinance 2026-19 amending Chapter 1, "General Provisions," of the Code of Ordinances by amending Subsections (8) and (10) and adding a new Subsection (11) to Section 1.02.129 relative to the Code of Conduct for Town Councilmembers and amending Section 1.04.003(b) by amending Subsections (7) and (9) and adding a new Subsection (10) relative to the Code of Conduct for Town Board, Commission and Committee Members. (TW)
9. Consider and act upon Ordinance 2026-15 amending Section 6.03.002, "Regulation of weeds, rubbish, brush, and other objectionable, unsightly, or unsanitary matter," of Article 6.03, "Maintenance of Property," of Chapter 6, "Health and Sanitation," of the Town's Code of Ordinances by defining a nuisance and extending nuisance control areas 5,000 feet outside the Town's corporate boundaries, pursuant to state law. (TW)
10. Consider authorizing the Town Manager to execute a lease agreement with New Cingular Wireless PCS, LLC, for the installation of an AT&T wireless service antenna on the Town water tower at 1880 Newpark Way. (CE)
11. Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Shaddock-Creekside Prosper, LLC, for the Creekside development. (DB)
12. Consider and act upon an Ordinance 2026-16 for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002) (DH)
13. Consider and act upon Ordinance 2026-17 for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane. (ZONE-26-0001) (DH)
14. Consider and act upon Ordinance 2026-18 to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006) (DH)
15. Consider and act upon authorizing the Town Manager to execute a Development Agreement between George L. McCasland and the Town of Prosper relative to McCasland Tract. (DEVAGRE-26-0002) (DH)

- 16. Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)**

Mayor Bristol noted that the financials are included. He thanked members of the Finance team for their continued efforts and work.

Councilmember Hodges made a motion to approve consent agenda items 4 through 16. Councilmember Ray seconded the item. Motion carried unanimously.

### **CITIZEN COMMENTS**

No comments were made.

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

- 17. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007) (DH)**

Mr. Hoover presented the item with an overview of the project location, surrounding zoning, and the proposed building elevations and landscaping. No responses were received from the notices sent out. The Planning and Zoning Commission recommended approval with a 5-0 vote. Staff recommends approval.

Mr. Hoover noted that there were suggestions made for a few of the permitted uses to be moved to a Special Use Permit. If so, he recommended placing that into the motion.

Mayor Pro-Tem Bartley asked if the indoor sports facility could become anything else. Mr. Hoover noted an amendment would be required if changed.

Mayor Pro-Tem Bartley commented that she would like to recommend moving Community Center, Fraternal Organization/Lodge/Civic Club/Fraternity or Sorority, Drive-Through's, and Telephone Exchange from the Permitted Use list to the Specific Use Permit list.

Mayor Bristol opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

Mayor Pro-Tem Bartley made a motion to approve a request for a Planned Development for an Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road with moving Community Center, Fraternal Organization/Lodge/Civic Club/Fraternity or Sorority, Drive-Through's, and Telephone Exchange from the Permitted Use list to the Specific Use Permit list; and clarifying lot 5 is an indoor sports facility as a Big Box and would be required to come back to Council if amended. Councilmember Kern seconded the motion. Motion carried unanimously.

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

No comments were made.

**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:

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

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*Section 551.071 - Consultation with the Town Attorney regarding legal issues related to zoning classifications, 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 7:00 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 8:37 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 8:37 p.m.

These minutes were approved on the 7<sup>th</sup> day of April 2026.

**APPROVED:**

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

**ATTEST:**

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

DRAFT



## PUBLIC WORKS

**To: Mayor and Town Council**

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

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

**Re: Wastewater Line Smoke Testing Services**

**Town Council Meeting – April 7, 2026**

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

**Agenda Item:**

Consider and act upon authorizing the Town Manager to enter into a Professional Services Agreement with Burgess and Niple, Inc. for wastewater line smoke testing services totaling \$86,500.

**Description of Agenda Item:**

Annually the Public Works Department selects segments of the wastewater collection system to test for inflow and infiltration (I&I). This is when groundwater or runoff enters the collection system causing an increase in flows that need treatment resulting in increased treatment costs. Staff will be focusing on the area in and around the area between US 380 and Peppergrass Lane and Teel Parkway and Gee Road.

As part of this process, smoke is injected into the collection system to identify locations that may be allowing water to penetrate. These locations can then be repaired to seal the system and reduce the amount of infiltration of the system.

**Budget Impact:**

The cost of the testing is \$86,500.00. This funding is budgeted annually to test portions of the collection system. Project costs will be charged to 70050530-56000.

**Legal Obligations and Review:**

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

**Attached Documents:**

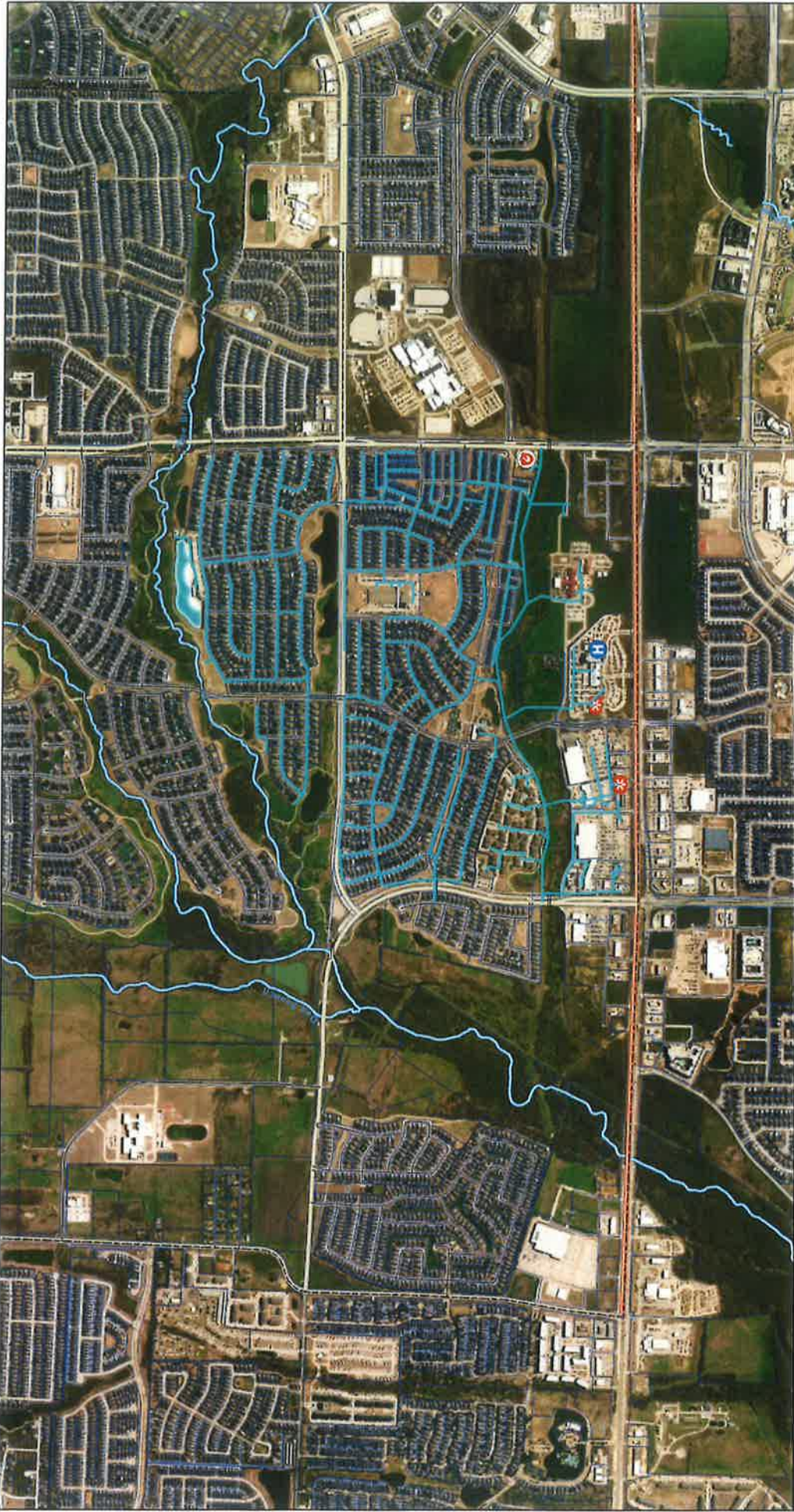
1. Map of Phase 10 Area
2. Professional Services Agreement

**Town Staff Recommendation:**

Town Staff recommend Town Council authorize the Town Manager to enter into a Professional Services Agreement with Burgess and Niple, Inc. for wastewater line smoke testing services for an amount of \$86,500.

**Proposed Motion:**

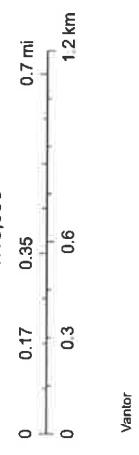
I move to authorize the Town Manager to enter into a Professional Services Agreement with Burgess & Niple, Inc. for wastewater line smoke testing services totaling \$86,500.



March 24, 2026

- selectionLayer\_0
- pointLayer
- Points of Interest
- Fire Station
- Hospital
- Urgent Care
- Parcels
- Streams
- Bridges
- Prosper Town Limits
- TOWN
- Roads
- Primary
- Secondary
- Residential
- US HWY

1:18,056



# BURGESS & NIPLE

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## Proposal for Technical Services

DATE: March 31, 2026

TO: Town of Prosper  
250 W. First St.  
Prosper, TX 75078

FROM: Burgess & Niple, Inc.  
10801 N. Mopac Expwy, Suite 340  
Austin, Texas 78759

PROJECT: 2026 Phase 10 Smoke Testing

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This project is an assessment of portions of the Town of Prosper wastewater collection system using a traditional smoke testing method. The goal of the project is to identify system deficiencies caused by structural and inflow and infiltration related issues. The goals of the project shall be accomplished through the performance of various tasks listed below by Burgess and Niple, Inc. (ENGINEER) for the Town of Prosper (OWNER):

### 1.0 PROJECT WORK PLAN

This proposed work plan is being presented to the OWNER with the primary goal to perform a traditional smoke test of OWNER designated portions of the wastewater collection system and document findings.

#### Task 1 – Preparatory Work, Project Organization & Mobilization

This task provides for the deployment of equipment and personnel to the project area and development of formal communication channels and data security protocols. Under this task, ENGINEER will:

- Attend any scheduled Project Kickoff Meetings
- Develop and organize field task efforts
- Develop project status reporting formats
- Develop formal communication channels
- Develop field task maps and data collection formats
- Develop format for preparing and submitting invoices
- Develop channels for communication of Action Items
- Mobilize field crews to the project area

Required from Others: Wastewater collection system map in electronic format.

Deliverables: Attendance of the appropriate personnel at the Project Kickoff Meeting and development of the items listed above for ENGINEER interface with the OWNER.

Compensation for this task shall be on a lump sum basis as shown in Table 1 – Compensation.

**Task 2 – Smoke Testing**

Smoke testing shall be completed on portions of the wastewater collection system (currently estimated to be ± 97,270 linear feet) within the area of the collection system as designated by the OWNER. A map of the area is attached to this proposal for the area identified to be smoke tested. Harmless smoke will be introduced into the sewer system using air blowers having a minimum rated capacity of 4,000 CFM. Smoke testing shall be conducted under dry weather conditions to allow the maximum detection of inflow and rainfall responsive infiltration sources. Notification of residences and businesses shall be made 24 hours prior to smoke testing via door hangers and verbal communication.

Digital photographs of every smoke leak found will be taken and GPS coordinates of the leak location collected and attached to the field forms.

Smoke testing data collected in the field will include:

- Upstream/downstream manhole number/Line ID
- Length of sewer line
- Ground cover over line segment
- GPS coordinates of smoke emission
- Degree of smoke observed
- Leak location relative to drainage paths/ponding areas
- Storm sewer crossings or cross connections
- Classifications of defects as:
  - Main line
  - Manhole
  - Public service line
  - Private service line

Assumptions: Based on available information, there are an estimated 97,270 LF of wastewater collection lines in the area to be tested. The field data for each smoke test shall be recorded in Microsoft Access format. ENGINEER will provide immediate notification of field conditions that could cause damage to persons or property. Any public meetings, if required for this project, should be conducted before the smoke testing operations begin.

Required from Others: The OWNER will provide assistance in locating and opening existing manholes, cleanouts, and access devices as required. The OWNER will provide access to all system appurtenances in the study area. The OWNER shall provide listings of persons to be notified on a daily basis of work locations during smoke testing.

Deliverables: Smoke testing services for approximately 97,270 LF of existing sanitary sewer mains of various sizes.

Compensation for this task shall be on a per unit basis as shown in Table 1 – Compensation.

**Task 3 – Engineering Evaluation, Data Analysis, and Report**

This task consists of engineering supervision of all field data collection operations, analysis of the collected data and presentation of the field data and analysis results as a Final Report, which shall include the following information. The OWNER may, at its discretion, request that an Interim Report be presented for the purpose of review and comment. Comments from the Interim Report shall be incorporated into the Final Report.

- a. Description of the type and nature of the problems found in the system. This information shall include the type of leak located, estimated leak rate, and estimated construction cost to repair the leak.

Town of Prosper  
3/31/2026

- b. Database printout of recommended rehabilitation cost ranked by unit cost
- c. Database listing of all problems located, along with the digital photograph documentation of the defect. Database inventory of all inspected collection lines.
- d. Recommendations for rehabilitation work grouped by major system component (main lines, service lines, and manholes). The recommendations will provide the information necessary for the rehabilitation work to be performed either by the OWNER or by a Contractor.
- e. ArcGIS project outlining the location of all located leaks, all inspected system components, and location of all recommended system rehabilitation.

One original copy of the collected field data with photographs of smoke leaks and project database will be provided to the OWNER in both electronic and hardcopy formats, as appropriate.

Compensation for this task shall be on a lump sum basis as shown in Table 1 – Compensation.

## 2.0 INDEMNIFICATION

In addition, and notwithstanding any other provisions of the Agreement, the OWNER agrees, to the fullest extent permitted by law, to indemnify and hold harmless The ENGINEER, its officers, directors, employees, and subconsultants, against all damages, liabilities or costs including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this project or the performance by any of the parties above names of the services under this Agreement, excepting only those damages, liabilities, or costs attributable to the negligent acts of negligent failure to act by ENGINEER.

## 3.0 INSURANCE

Prior to the commencement of any work, ENGINEER shall furnish the OWNER with certificates of insurance covering claims arising out of the performance of the Services and caused in whole or part by the errors, omissions, or negligent acts for which B&N is legally liable. Such certificates shall provide that the OWNER receives at least thirty (30) days prior written notice of any material change in, or the cancellation of such insurance.

- Workers' Compensation Insurance in accordance with applicable state requirements
- Errors and Omissions Insurance with limits not less than \$1,000,000.00 combined single limit
- Business Automobile Liability Insurance for all owned, non-owned, and hired vehicles with a minimum combined limit of \$500,000.00 per occurrence for bodily injury and property damage.

## 4.0 COMPENSATION FOR SERVICES AND TERMS OF PAYMENT

The total price to cover all services described under the Scope of Work will be computed based on the unit prices shown in Table 1 and quantities of work completed as authorized by the OWNER including the lump sum tasks amounts being established by percent of completion. Quantities found in field investigation may vary and will be performed and charged by the unit price shown in Table 1 in an amount not to exceed the total proposal cost of \$86,500.00 by 10%, unless authorized in writing by the OWNER. Invoices will be rendered monthly and are due within thirty (30) days of receipt. Table 1 delineates the unit price for each task.

Table 1 – Compensation

Task	Task Description	Unit	Estimated Quantities	Unit Price	Total Price
1	Preparatory Work, Project Organization & Mobilization	Lump Sum	1	\$4,500.00	\$4,500.00
2	Smoke Testing	Linear Foot	97,270	\$0.73	\$71,000.00
3	Engineering Evaluation, Data Analysis and Report	Lump Sum	1	\$11,000.00	\$11,000.00
<b>TOTAL</b>					<b>\$86,500.00</b>

**5.0 INFORMATION AND SERVICES TO BE PROVIDED BY THE OWNER**

The OWNER shall provide the following information and services:

1. Mapping (ArcGIS format) and associated data representing the existing sewer system including lift stations, sewer lines, manholes, cleanouts, street right of ways, easements, and creeks and/or waterways within the Study Area.
2. Liaison with OWNER officials to provide effective coordination and cooperation between the fire, police, utility departments and ENGINEER as necessary during execution of field work.
3. Access to manholes and cleanouts.
4. Assistance by OWNER personnel, knowledgeable of manhole and cleanout locations, and in locating buried or hidden manholes or cleanouts.
5. Expose for entry, manholes that require excavation, cutting of pavement, and/or have lids fastened or frozen in place.

**6.0 SCHEDULE**

The work being performed under this project shall be completed in eight weeks (assuming favorable weather conditions and field crew availability).

**7.0 NOTICE TO PROCEED**

The completion of the proposed work shall be contingent upon receipt of Authorization to Proceed by the OWNER and a signed copy of this proposal.

Town of Prosper  
3/31/2026

**BURGESS & NIPLÉ, INC.**

**TOWN OF PROSPER**

  
\_\_\_\_\_  
**Edwin J. Muccillo, PE**  
**Chairman**

3/31/2026  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Date**



## PUBLIC WORKS

**To: Mayor and Town Council**

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

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

**Re: Wastewater Manhole Rehabilitation**

**Town Council Meeting – April 7, 2026**

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

**Agenda Item:**

Consider and act upon authorizing the Town Manager to enter into an agreement with Fuquay, Inc., to rehabilitate 15 wastewater manholes in the amount of \$216,762.

**Description of Agenda Item:**

The Public Works Department repairs and rehabilitates wastewater manholes on an annual basis that have deteriorated over time which ensures the wastewater collection system operates efficiently. The contract being considered by the Town Council authorizes Fuquay, Inc., to repair and rehabilitate 15 wastewater manholes in multiple locations throughout the Town.

The contract was competitively priced utilizing the BuyBoard cooperative purchasing program.

**Budget Impact:**

The cost of the project is \$216,761.75 and the funding is budgeted as part of annual maintenance. Project costs will be charged to account 70050530-53800 – System Improvements.

**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. Proposal from Fuquay, Inc.
2. BuyBoard Contract

**Town Staff Recommendation:**

Town Staff recommends Town Council authorize the Town Manager to enter into an agreement with Fuquay, Inc., to rehabilitation 15 wastewater manholes in the amount of \$216,762.

**Proposed Motion:**

Item 7.

I move to authorize the Town Manager to enter into an agreement with Fuquay, Inc., to rehabilitate 15 wastewater manholes in the amount of \$216,762.



5' X 5 VF AND 6' X 20 VF MH #3303 - 1" CEMENTITIOUS BUILD BACK AND 250 MIL SPRAYWALL											
Section I Item 3	22103	Condition Standards and Repair Methods -- Condition 3	SQFT	484	\$54.00	\$26,136.00				\$42.00	\$20,328.00
Section I Item 3	22105	Inflow & Infiltration Repair -- Injection of Chemical Grout Material-Labor & Equipment	HR	1	\$244.00	\$244.00				\$175.00	\$175.00
Section II Item 29	47104	Inflow & Infiltration Repair -- Injection of Chemical Grout Material	GAL	1	\$321.00	\$321.00				\$245.00	\$245.00
4' X 4 VF AND 6' X 16 VF MH #4330 - 1" CEMENTITIOUS BUILD BACK AND 250 MIL SPRAYWALL											
Section I Item 3	22103	Condition Standards and Repair Methods -- Condition 3	SQFT	380	\$54.00	\$20,520.00				\$42.00	\$15,960.00
Section I Item 3	22105	Inflow & Infiltration Repair -- Injection of Chemical Grout Material-Labor & Equipment	HR	1	\$244.00	\$244.00				\$175.00	\$175.00
Section II Item 29	47104	Inflow & Infiltration Repair -- Injection of Chemical Grout Material	GAL	1	\$321.00	\$321.00				\$245.00	\$245.00
6' X 22 VF MH #551 - 1" CEMENTITIOUS BUILD BACK AND 250 MIL SPRAYWALL											
Section I Item 3	22103	Condition Standards and Repair Methods -- Condition 3	SQFT	443	\$54.00	\$23,922.00				\$42.00	\$18,606.00
Section I Item 3	22105	Inflow & Infiltration Repair -- Injection of Chemical Grout Material-Labor & Equipment	HR	1	\$244.00	\$244.00				\$175.00	\$175.00
Section II Item 29	47104	Inflow & Infiltration Repair -- Injection of Chemical Grout Material	GAL	1	\$321.00	\$321.00				\$245.00	\$245.00
5' X 9.5 VF MH #5786 - 1" CEMENTITIOUS BUILD BACK AND 250 MIL SPRAYWALL											
Section I Item 3	22103	Condition Standards and Repair Methods -- Condition 3	SQFT	169	\$54.00	\$9,126.00				\$42.00	\$7,098.00
Section I Item 3	22105	Inflow & Infiltration Repair -- Injection of Chemical Grout Material-Labor & Equipment	HR	1	\$244.00	\$244.00				\$175.00	\$175.00
Section II Item 29	47104	Inflow & Infiltration Repair -- Injection of Chemical Grout Material	GAL	1	\$321.00	\$321.00				\$245.00	\$245.00
6' X 23 VF MH #928 - 1" CEMENTITIOUS BUILD BACK AND 250 MIL SPRAYWALL											
Section I Item 3	22103	Condition Standards and Repair Methods -- Condition 3	SQFT	462	\$54.00	\$24,948.00				\$42.00	\$19,404.00
Section I Item 3	22105	Inflow & Infiltration Repair -- Injection of Chemical Grout Material-Labor & Equipment	HR	1	\$244.00	\$244.00				\$175.00	\$175.00
Section II Item 29	47104	Inflow & Infiltration Repair -- Injection of Chemical Grout Material	GAL	1	\$321.00	\$321.00				\$245.00	\$245.00
							<b>TOTAL</b>			<b>TOTAL</b>	
							<b>\$262,844.51</b>			<b>\$216,761.75</b>	

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS AND DRAWINGS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE QUOTATION. WORKER'S COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE FURNISHED BY FUQUAY, INC. **THERE MAY BE AN ADDITIONAL CHARGE FOR PROVIDING A WAIVER OF SUBROGATION AND/OR BEING LISTED AS AN ADDITIONAL INSURED ON FUQUAY'S INSURANCE. THE CHARGE SHALL BE EQUAL TO THE AMOUNT CHARGED TO FUQUAY FOR SAID SERVICE.**

**BOND, SALES TAX, AND OCP  
PERMITS, BURDENS, FEES  
WASTE HAUL-OFF  
SURVEYING**

**EXCLUSIONS:**

**BARRICADES, SIGNS, TRAFFIC HANDLING  
PROVIDING AND/OR PERFORMING ANY TESTING  
DEWATERING  
ALL BYPASS PUMPING AND PIPE PLUGGING  
SITE CLEARING**

**TERMS:**

PAYMENT FOR SERVICES SHALL BE DUE AND PAYABLE WITHIN THIRTY DAYS OF THE DATE/MONTH THE WORK IS PERFORMED. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN THIRTY DAYS.

RESPECTFULLY SUBMITTED,

FUQUAY, INC.

ACCEPTED BY: \_\_\_\_\_

COMPANY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_



## Vendor Contract Information Summary

Vendor	Fuquay, Inc.
Contact	David M Kallfelz
Phone	830-606-1882
Email	davidk@fuquay.com
Vendor Website	Fuquay.com
TIN	74-2405587
Address Line 1	4861 Old Hwy 81
Vendor City	New Braunfels
Vendor Zip	78132
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Net 30
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Other
Designated Dealer	No
EDGAR Received	No
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	No
No Israel Boycott	No
MWBE	No
ESCs	All Texas Regions
States	All States
Contract Name	Cured in Place (CIPP) for Pipeline Rehabilitation (Ultraviolet-Light-Cured-Products)
Contract No.	731-24
Effective	04/01/2024
Expiration	03/31/2027
Accepts RFQs	Yes



## 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:** Speed Limit Ordinance: FM 1385 (US 380 – Parvin Road)

Town Council Meeting – April 7, 2026

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

### **Agenda Item:**

Consider and act upon an ordinance amending Section 12.09.003, "Speed Limits on Specific Streets," of Chapter 12 "Traffic and Vehicles," of the Town's Code of Ordinances by modifying the prima facie speed limit on FM 1385.

### **Description of Agenda Item:**

On March 23, 2026, the Texas Department of Transportation (TxDOT) informed the Town of Prosper that they have recently completed a speed study on FM 1385 from US 380 (University Drive) to FM 455 through the Town of Prosper, City of Celina, City of Aubrey, and Pilot Point. This study sampled the speed of vehicles on the roadway to determine the 85<sup>th</sup> percentile speed, which is the speed at which the majority of drivers drive at or below. The results of the study found that the 85<sup>th</sup> percentile speed on FM 1385 within the Town of Prosper, between US 380 and Parvin Road, varied between 47 and 53 mph, compared to the existing speed limit of 55 mph.

TxDOT typically sets the speed limit at the nearest value to the 85<sup>th</sup> percentile speed ending in 5 or 0, however the posted speed limit may be lowered up to 10 mph (12 miles per hour for locations with crashes higher than statewide average) below the 85<sup>th</sup> percentile speed if some of the following conditions are present:

- Roadway pavement width of 20 feet or less
- Curves and hills
- Hidden driveways and other developments
- High number of driveways
- Crash history
- Rural residential or developed area
- Lack of striped, improved shoulders

Due to the developed area and high number of driveways along this stretch of roadway, TxDOT has recommended that the existing speed limit of 55 mph be reduced to 45 mph, which is a reduction of 10 mph below both the existing speed limit and in some cases the 85<sup>th</sup> percentile speed.

Even though TxDOT completed the speed study and recommends the speed limit, local communities must adopt the speed limit by ordinance to become effective. Upon approval of this ordinance, TxDOT will install the necessary speed limit signs.

**Budget Impact:**

There is no impact since TxDOT will complete the installation of the speed limit signs.

**Legal Obligations and Review:**

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

**Attached Documents:**

1. Ordinance
2. Speed Study Results

**Town Staff Recommendation:**

Town Staff recommend that the Town Council adopt an ordinance amending Section 12.09.003, "Speed Limits on Specific Streets," of Chapter 12 "Traffic and Vehicles," of the Town's Code of Ordinances by modifying the prima facie speed limit on FM 1385.

**Proposed Motion:**

I move to adopt an ordinance amending Section 12.09.003, "Speed Limits on Specific Streets," of Chapter 12 "Traffic and Vehicles," of the Town's Code of Ordinances by modifying the prima facie speed limit on FM 1385.

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2026-\_\_

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING SECTION 12.09.003, "SPEED LIMITS ON SPECIFIC STREETS," OF CHAPTER 12, "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER BY MODIFYING THE PRIMA FACIE SPEED LIMITS ON FM 1385 WITHIN THE TOWN OF PROSPER; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; 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, Section 545.356 of the Texas Transportation Code provides that the governing body of a municipality may alter prima facie speed limits by ordinance based on the results of an engineering and traffic investigation; and

WHEREAS, Texas Department of Transportation has investigated the speed limits on FM 1385 within the corporate limits of the Town and has determined that modifying the prima facie speed limit on FM 1385 is in the best interests of the Town and its citizens.

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**

Existing Section 12.09.003, "Speed Limits on Specific Streets," of Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the Town of Prosper, Texas, is hereby amended by modifying the prima facie speed limit on FM 1385, to read as follows:

**"Sec. 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:

State Highways		
Highway	Limits	Speed Limit (MPH)
FM 1385	US 380 (University Drive) to Parvin Road	45

**SECTION 3**

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

**SECTION 4**

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

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by fine not to exceed the sum of five hundred dollars (\$500.00) for each offense.

**SECTION 6**

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 7TH DAY OF APRIL, 2026**

**APPROVED:**

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

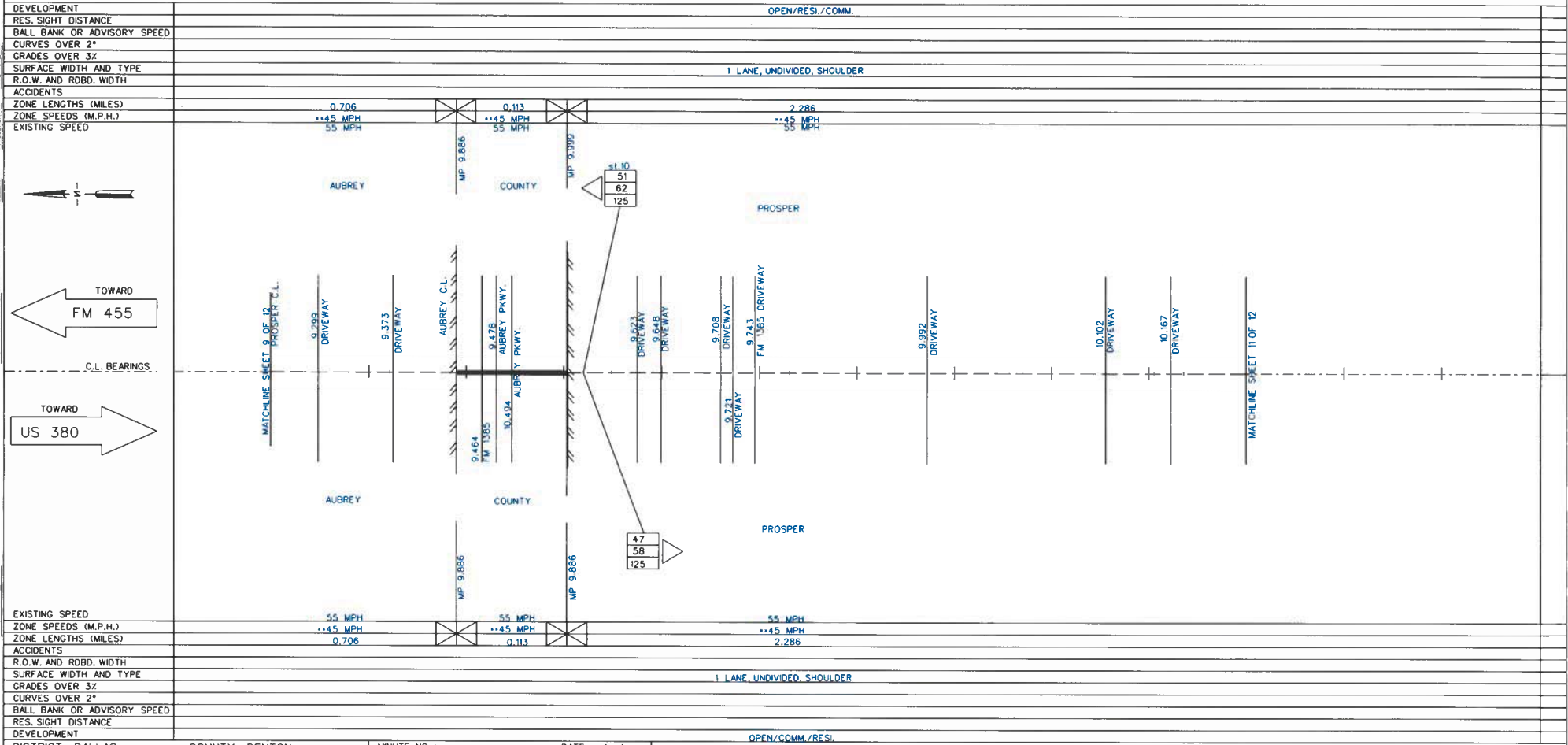
**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

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

# FM 1385



DEVELOPMENT	OPEN/RESI./COMM.		
RES. SIGHT DISTANCE			
BALL BANK OR ADVISORY SPEED			
CURVES OVER 2"			
GRADES OVER 3%			
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER		
R.O.W. AND RDBD. WIDTH			
ACCIDENTS			
ZONE LENGTHS (MILES)	0.706	0.113	2.286
ZONE SPEEDS (M.P.H.)	**45 MPH 55 MPH	**45 MPH 55 MPH	**45 MPH 55 MPH
EXISTING SPEED			
ACCIDENTS			
R.O.W. AND RDBD. WIDTH			
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER		
GRADES OVER 3%			
CURVES OVER 2"			
BALL BANK OR ADVISORY SPEED			
RES. SIGHT DISTANCE			
DEVELOPMENT	OPEN/COMM./RESI.		

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO.:	DATE: / /
HIGHWAY: FM 1385	CITY: PROSPER	REPLACES:	DATE: / /
DATE OF STUDY: 09-30-2025	SCALE: 1" = 0.1 MILES	REPLACED BY:	DATE: / /
		CANCELLED BY:	DATE: / /

LIMITS OF ZONE						
SECTION ONE			SECTION TWO			
STA. OR M.P.	CONT. AND SECT.	PROJECT	STA. OR M.P.	CONT. AND SECT.	PROJECT	PROJECT
BEGINS	0 + 00	( )	BEGINS		( )	( )
ENDS	0 + 00	( )	ENDS		( )	( )

42 85 PERCENTILE SPEED  
62 TOP SPEED MEASURED  
125 NUMBER OF CARS CHECKED

FATAL ACCIDENT  
 PERSONAL INJURY ACCIDENT  
 PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

## SPEED ZONE

CONT. 1315 SEC. 01  
 LIMITS: FROM MOBBERLY FARMS BLVD. TO US 380  
 \*\*SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTORS:  
 HIGH DRIVEWAY DENSITY  
 NEW DEVELOPMENTS

SHEET 10 OF 12

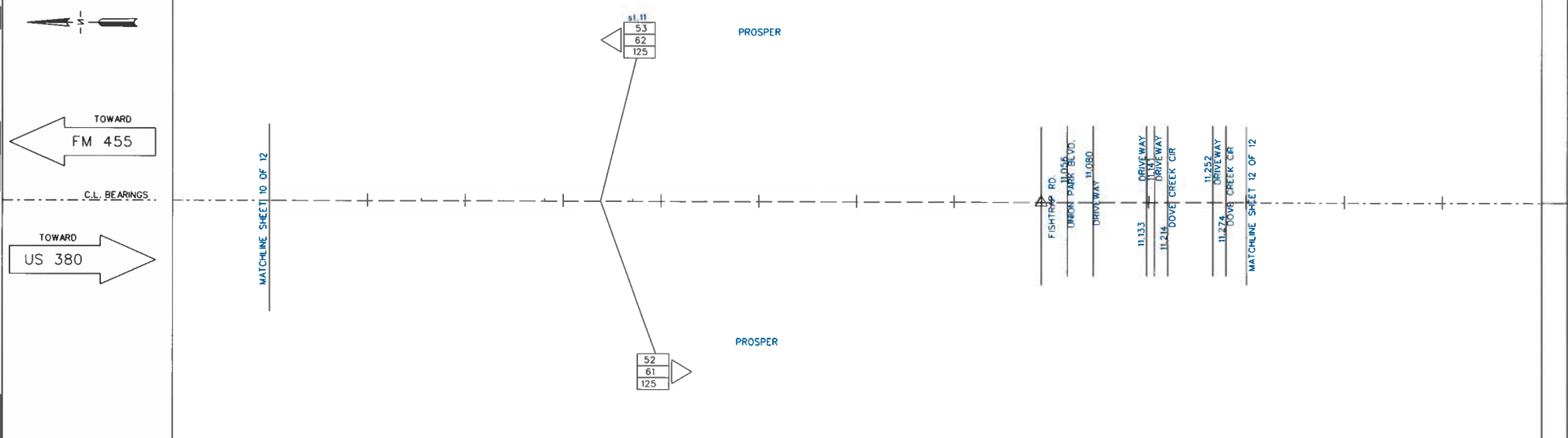
Texas Department of Transportation

**SPEED STUDY**  
**DENTON COUNTY**  
**FM 1385**

DESIGN TEAM	PROJ. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	CON. NO.		
CHECKED	STATE	COUNTY	
	SECTION NO.	JOB NO.	ROADWAY NO.

# FM 1385

DEVELOPMENT	OPEN/RESI/COMM.
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2"	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	2.286
ZONE SPEEDS (M.P.H.)	**45 MPH 55 MPH
EXISTING SPEED	



EXISTING SPEED	
ZONE SPEEDS (M.P.H.)	55 MPH **45 MPH
ZONE LENGTHS (MILES)	2.286
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER
GRADES OVER 3%	
CURVES OVER 2"	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN/COMM./RESI.

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO.:	DATE / /
HIGHWAY: FM 1385	CITY: PROSPER	REPLACES:	DATE / /
DATE OF STUDY 09-30-2025	SCALE 1" = 0.1 MILES	CANCELLED BY:	DATE / /

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
STA. OR M.P.	CONT. AND SECT.	PROJECT	STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	( )	BEGINS		( )
ENDS	0 + 00	( )	ENDS		( )

- ◀ 42 85 PERCENTILE SPEED
- ◀ 62 TOP SPEED MEASURED
- ◀ 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- △ SIGNALIZED INTERSECTION
- ◉ TRIAL RUN

## SPEED ZONE

CONT. 1315 SEC. 01  
 LIMITS: FROM MOBBERLY FARMS BLVD. TO US 380  
 \*\*SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTS:  
 HIGH DRIVEWAY DENSITY  
 NEW DEVELOPMENTS

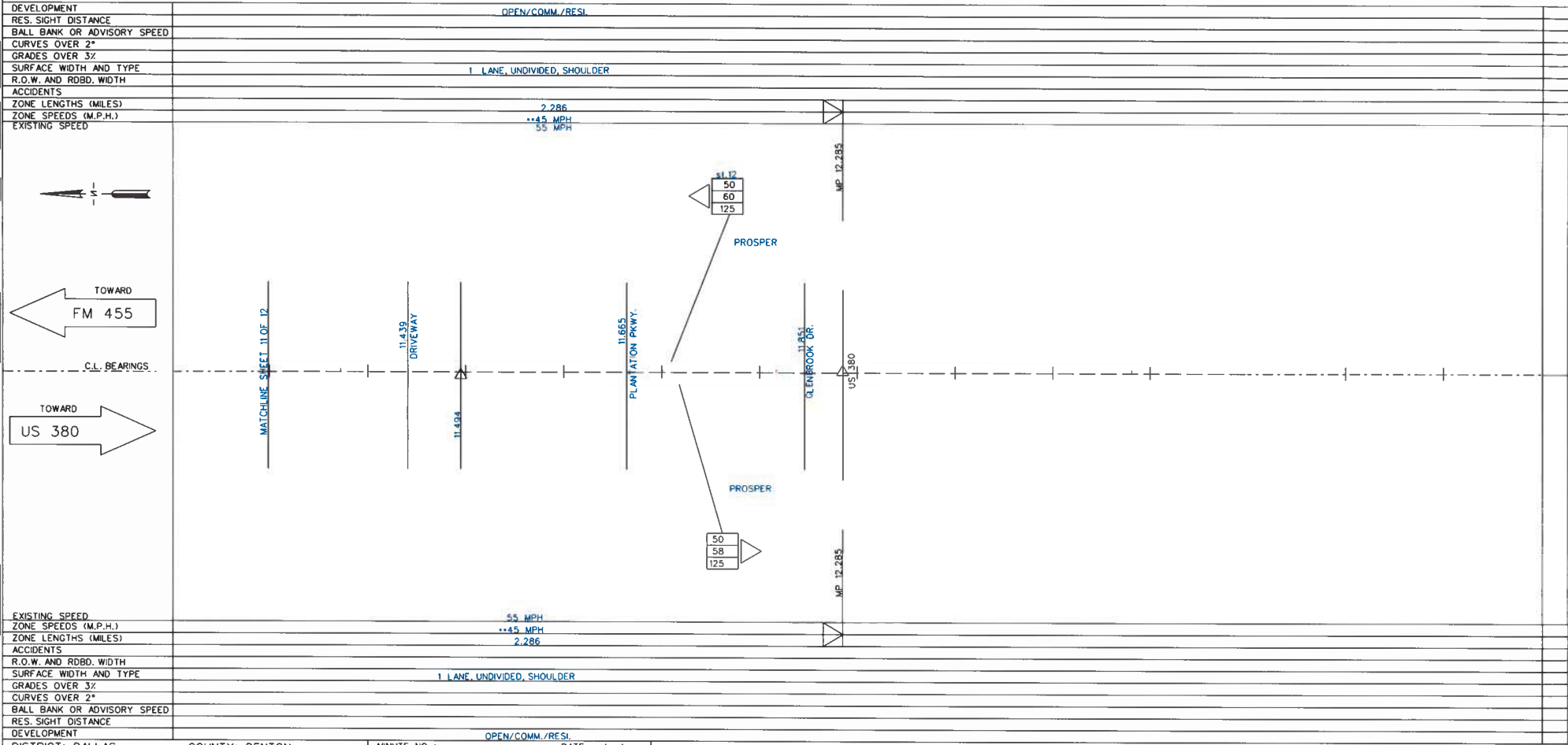
SHEET 11 OF 12

Texas Department of Transportation

**SPEED STUDY**  
 DENTON COUNTY  
 FM 1385

DESIGN TEAM	FED. RD. DIST. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
STATE	STATE DISTRICT	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. HIGHWAY NO.

# FM 1385



DEVELOPMENT	OPEN/COMM./RESI.		
RES. SIGHT DISTANCE			
BALL BANK OR ADVISORY SPEED			
CURVES OVER 2"			
GRADES OVER 3%			
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER		
R.O.W. AND RDBD. WIDTH			
ACCIDENTS			
ZONE LENGTHS (MILES)	2.286		
ZONE SPEEDS (M.P.H.)	**45 MPH		
EXISTING SPEED	55 MPH		

EXISTING SPEED	55 MPH		
ZONE SPEEDS (M.P.H.)	**45 MPH		
ZONE LENGTHS (MILES)	2.286		
ACCIDENTS			
R.O.W. AND RDBD. WIDTH			
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER		
GRADES OVER 3%			
CURVES OVER 2"			
BALL BANK OR ADVISORY SPEED			
RES. SIGHT DISTANCE			
DEVELOPMENT	OPEN/COMM./RESI.		
DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO.:	DATE
HIGHWAY: FM 1385	CITY: PROSPER	REPLACES:	DATE
DATE OF STUDY 09-30-2025	SCALE 1" = 0.1 MILES	REPLACED BY:	DATE
		CANCELLED BY:	DATE

LIMITS OF ZONE			
SECTION ONE	LENGTH	PROJECT	MILES
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	( )
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	( )

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- △ SIGNALIZED INTERSECTION
- ◁ TRIAL RUN

## SPEED ZONE

CONT. 1315 SEC. 01  
 LIMITS: FROM MOBBERLY FARMS BLVD. TO US 380  
 \*\*SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTORS:  
 HIGH DRIVEWAY DENSITY  
 NEW DEVELOPMENTS

SHEET 12 OF 12

**Texas Department of Transportation**

**SPEED STUDY  
DENTON COUNTY  
FM 1385**

DESIGN TEAM	FED. PROJ. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE PROJ. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			INCHES NO.



## ADMINISTRATION

**To: Mayor and Town Council**

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

**Through: Mario Canizares, Town Manager**

**Re: Dream Park Construction Agreement**

**Town Council Meeting – April 7, 2026**

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

**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute any documents related to the installation of park equipment by Play and Park Structures in the amount of \$916,776.

**Description of Agenda Item:**

The Town has partnered with the Prosper Economic Development Corporation to construct a regional park for persons with disabilities. The park is proposed to be funded by both the Town and PEDC and is estimated to cost approximately \$3 million in total. The equipment for the park was approved by Town Council in November of last year for \$2,057,989.85 and provided by Play and Park Structures.

If this funding is approved, the agreement with Play and Park Structures will be amended to include installation services in the amount of \$916,776. This brings the total cost to date to \$2,974,765.85. This does not include a planned restroom. This will be installed under a separate contract based on availability of CIP funds.

**Budget Impact:**

The Town has identified \$1.5 million as part of the 2026 Capital Improvements Program to fund the proposed park. The Prosper EDC has also identified \$1.5 million for the remaining cost of the park and construction. The vendor is a member of the BuyBoard cooperative purchasing program and meets competitive procurement requirements.

**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. Cost proposal

**Town Staff Recommendation:**

Town Staff recommend authorizing the Town Manager to execute any documents related to the installation of park equipment by Play and Park Structures in the amount of \$916,776.

**Proposed Motion:**

I move to approve/deny authorizing the Town Manager to execute any documents related to the installation of park equipment by Play and Park Structures in the amount of \$916,776.



Play & Park Structures of Item 9.  
 Northern TX & Southern AR  
 20241 County Road 4141  
 Lindale, TX, 75771  
 Phone: 936-544-0961  
 Fax:  
 Email:  
 ben.schaeffer@playandpark.com  
 Contact:

### Surfacing and Installation

Town of Prosper  
 Attn: Chuck Ewings  
 PO Box 307  
 Prosper, TX 75078

Quote Number: 735-182498  
 Quote Date: 3/9/2026

Stock ID	Description	Quantity	Weight	Unit Price	Amount
PIP	21,856 SF - POURED IN PLACE - 21,856 SF Total - Varying Thicknesses - 7,653 SF at 5.5" for 12' CFH, - 9,789 SF at 4.5" for 10' CFH, - 2,875 SF at 3" for 6' CFH, - 1,539 SF at 2" for 4' CFH, *8 Separate Areas on the Same Site, Includes 100% Color EPDM, Design Includes (7) Clouds, Aromatic Binder May Amber, Option - Furnish and Install 4" Compacted Crushed Stone Subbase - 21856 SF, Flush Edge, Regular Wages, & Includes Dumpster & Forklift.	1	0	\$542,116.00	\$542,116.00
PIP	21,856 SF 4" CRUSHED STONE SUBBASE	1	0	\$109,906.00	\$109,906.00
TURF	9,014 SF - TURF SURFACING - Synthetic Grass, Total: 9014 SF, 1769 SF 1.5" thick system at 4' CFH, (1" pad plus .5" for turf and infill), 3686 SF 2.5" thick system at 8' CFH, (2" pad plus .5" for turf and infill), Foam Pad Attenuation Layer, Anti-Microbial Coated Sand Infill, Flush Edge, *Mound needs to be covered with concrete by others* SBR for mound: 3539 SF 4.5" thick system (4" SBR cushion), Pro Play Optimum, Color: Field Green, Pile: 1.25", Face Weight: 65 oz./square yard, Regular Wages.	1	0	\$167,040.00	\$167,040.00
TURF	9,014 SF - SUBBASE & NAILER BOARD	1	0	\$50,814.00	\$50,814.00
SURF	SURFACING FROM ORIGINAL CONTRACT	1	0	(\$657,100.00)	(\$657,100.00)
INSTALL	INSTALLATION - Install all site furnishing per topview, Logistics of moving equipment from lay down yard to jobsite, Initial offload of equipment, All travel expenses included, & Drilling holes, building structure, concrete footings.	1	0	\$704,000.00	\$704,000.00

Total Weight: 0

SubTotal: \$916,776.00

Total Amount: \$916,776.00

Buyboard Contract #781-25\_\_\_\_ Taxes not included. If the customer is not exempt, taxes will be added to the total.

THIS QUOTATION IS SUBJECT TO POLICIES IN THE CURRENT PLAY & PARK STRUCTURES CATALOG AND THE FOLLOWING TERMS AND CONDITIONS. OUR QUOTATION IS BASED ON SHIPMENT OF ALL ITEMS AT ONE TIME TO A SINGLE DESTINATION, UNLESS NOTED, AND CHANGES ARE SUBJECT TO PRICE ADJUSTMENT. PURCHASES IN EXCESS OF \$1,000.00 TO BE SUPPORTED BY YOUR WRITTEN PURCHASE ORDER MADE OUT TO PLAY & PARK STRUCTURES, C/O Play & Park Structures of Northern TX & Southern AR.

Pricing: f.o.b. factory, firm for 30 days from date of quotation.

Shipment: order shall ship within 45-60 days after Play & Park Structures' receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of deposit, if required.

Freight charges: Prepaid & added

Installation: A certified Play & Park Structures Installer is recommended for play equipment installation. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional

labor or material costs.

Submittals: our design proposal reflects the spirit and intent of the project plans and specifications. While some variations may exist between our quotation and the project design, the differences do not materially affect the intended use. Play & Park Structures designs and specifications are unique and not intended to be identical in all respects to other manufacturers. We shall submit for review and approval by the owner's representative detailed drawings depicting the equipment to be furnished accompanied by specifications describing materials. Once approved, these drawings and specifications shall constitute the final documents for the project and shall take precedence over all other requirements.

Item 9.

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

Acceptance of quotation:

Accepted By (printed): \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Purchase Amount: \_\_\_\_\_ \$916,776.00

P.O. No: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Order Information

Bill to:

Company: \_\_\_\_\_

Attn: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Billing Contact: \_\_\_\_\_

Billing Phone: \_\_\_\_\_

Billing Email: \_\_\_\_\_

Ship to:

Company: \_\_\_\_\_

Attn: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Jobsite Contact: \_\_\_\_\_

Jobsite Phone: \_\_\_\_\_

Jobsite Fax: \_\_\_\_\_

Enter desired color palette name: \_\_\_\_\_

OR

Enter desired color: Uprights ( \_\_\_\_\_ )

Decks ( \_\_\_\_\_ )

Accents ( \_\_\_\_\_ ) Roofs/Tubes ( \_\_\_\_\_ )

Slides/Panels ( \_\_\_\_\_ )

Play & Park Structures of Northern TX & Southern AR

By: \_\_\_\_\_

Salesperson's signature

\_\_\_\_\_  
Salespersons's Signature

\_\_\_\_\_  
Customer's Signature



## PLANNING

**To: Mayor and Town Council**

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

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

**Re: Notice of Appeals**

**Town Council Meeting – April 7, 2026**

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

**Agenda Item:**

Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town’s Zoning Ordinance, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans.

**Description of Agenda Item:**

Attached are the Preliminary Site Plans and Site Plans that were acted on by the Planning and Zoning Commission on March 25, 2026.

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

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Attached Documents:**

1. DEVAPP-24-0108 – Prosper Central Addition, Block 1, Lot 1 (Approved 6-0)
2. DEVAPP-25-0101 – First Street Business Park, Block A, Lots 1-4 (Approved 6-0)
3. DEVAPP-25-0107 – Victory at Frontier South, Block A, Lots 1-2 (Approved 6-0)
4. DEVAPP-25-0110 – Victory at Frontier, Block A, Lot 8 (Approved 6-0)
5. PowerPoint Slides

**Town Staff Recommendation:**

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

**Proposed Motion:**

N/A

20 10 0 20 40

SCALE: 1"= 20'-0"



NORTH

**ZONING**

PLANNED DEVELOPMENT 127

**BUILDING**

TOTAL NEW BUILDING GROSS AREA 10,282 SQ.FT.  
TOTAL SLAB AREA 5146 SQ.FT.

**PROPOSED USE**  
1ST FLOOR AC SPACE: 2970 SQ.FT. RETAIL/OFFICE  
GARAGE AREA: 1690 SQ.FT.

2ND FLOOR AC SPACE: 4660 SQ.FT. RESIDENTIAL 4- 2 BED ROOM UNITS

BUILDING CONSTRUCTION WOOD FRAME W/ BRICK VENEER  
BUILDING HEIGHT 30'-0" (TWO STORY)

**PARKING**

RETAIL/OFFICE PARKING: 2450/250 = 10 SPACES  
RETAIL PARKING PROVIDED 11  
ACCESSIBLE PARKING 1 SPACES (INCLUDED)

**RESIDENTIAL PARKING:** 2 x 4 UNITS = 8 SPACES  
RESIDENTIAL PARKING PROVIDED 8

**PARKING LANDSCAPING:**  
TREES REQUIRED: 2 (1 PER LANDSCAPE ISLAND)  
TREES PROVIDED: 2 (3" CALIBER)

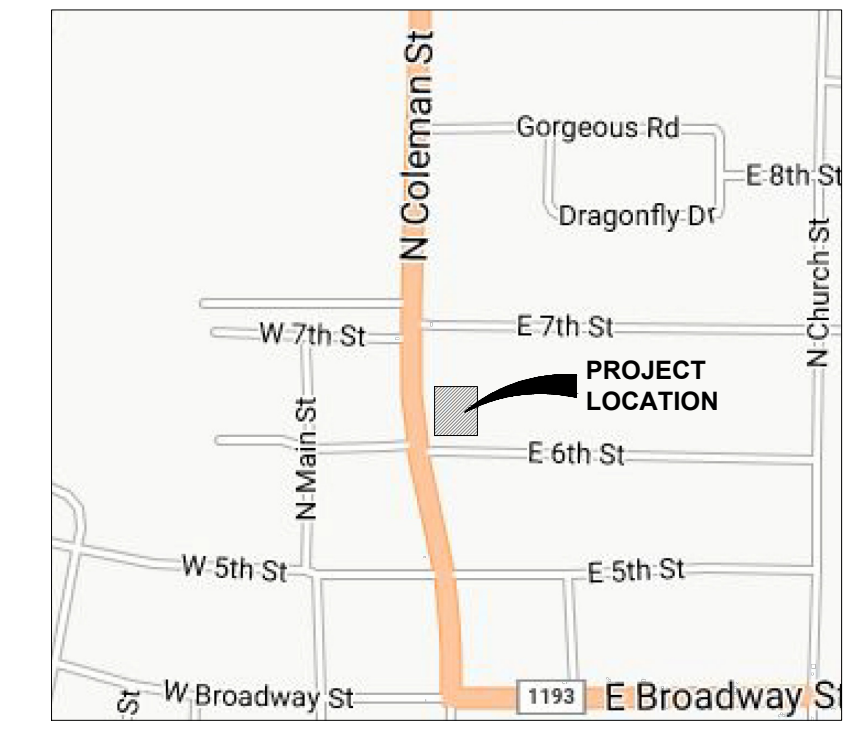
**LAND**

LOT AREA: 14,214 SQ.FT.  
LOT COVERAGE: 5146/14,214 = 36%

NOTE: NO STORAGE IS ALLOWED IN RESIDENTIAL PARKING SPACES

**LEGEND**

FH	NEW FIRE HYDRANT	---	PROPERTY LINE
FO	FIBER OPTIC	- - - - -	CHAIN LINK FENCE
GM	GAS METER	○ ○ ○ ○ ○	ORNAMENTAL FENCE
GUY	GUY WIRE	□ □ □ □ □	WOODEN FENCE
HP	HIGH MASS LIGHT POLE	/// ///	EXISTING WOODEN FENCE
LP	LIGHT POLE	— GAS — GAS — GAS	GAS LINE
PP	POWER POLE	---	EXISTING SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE	— P —	OVERHEAD POWER LINE
TPED	TELEPHONE PEDESTAL		EXISTING TREE
TS	TRAFFIC SIGN		NEW SHADE TREE
SS	SANITARY SEWER		NEW ORNAMENTAL TREE
CO	CLEAN OUT		NEW SHRUB
DCO	DOUBLE CLEAN OUT		NEW SHRUB
WM	WATER METER		MANHOLE
	GRASS		TEMPORARY BENCH MARK
	CONCRETE		
	TRAFFIC DIRECTION		
	PAVEMENT SLOPE		
	ACCESSIBILITY RAMP		
- - - - -	NEW CULVERT		



**LOCATION MAP**  
NOT TO SCALE



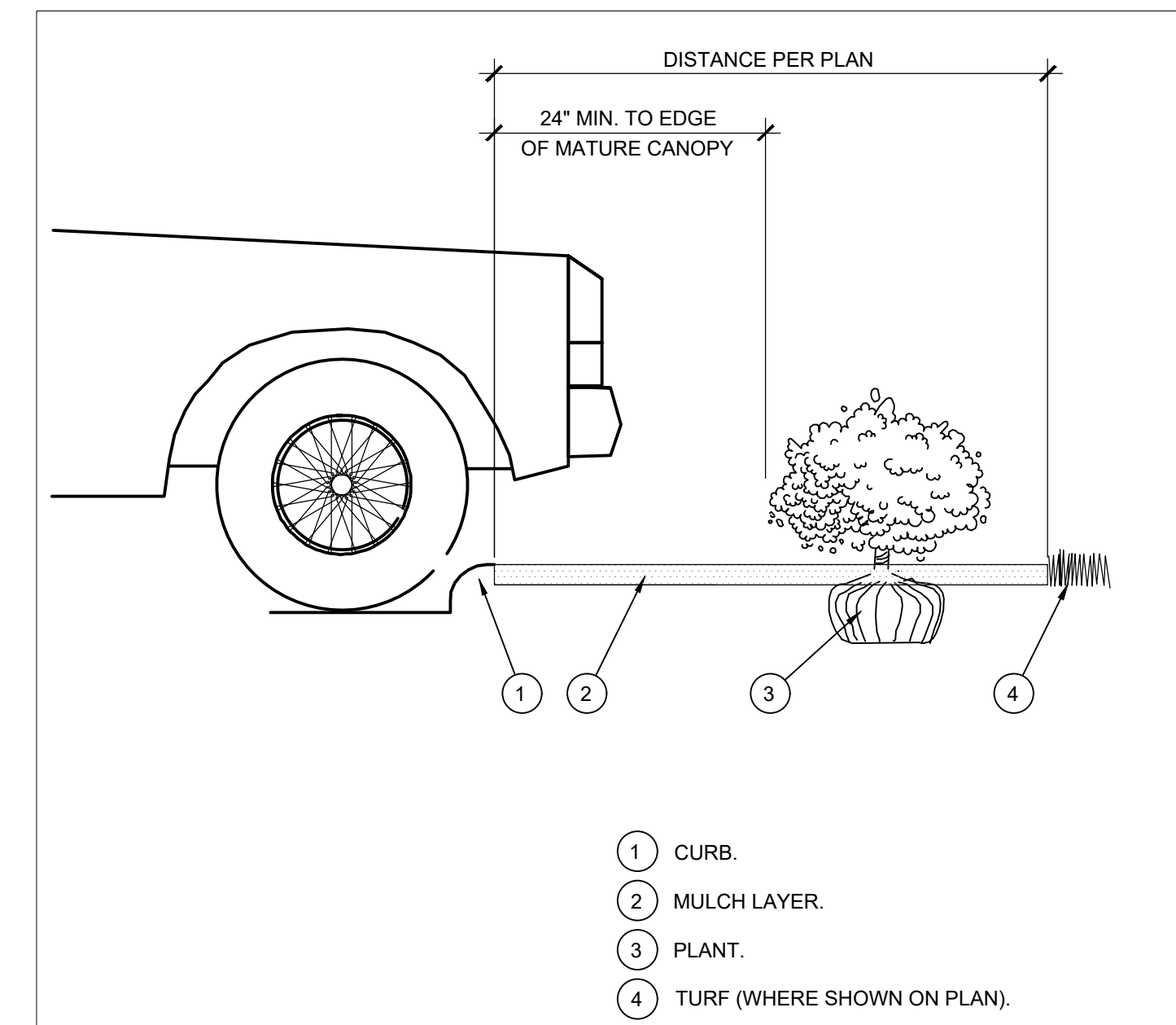
NORTH

**IMPERVIOUS SURFACE**

BUILDING SLAB AREA	5146 SQ.FT.
PAVED AREAS	6682 SQ.FT.
<b>TOTAL IMPERVIOUS SURFACE</b>	<b>11,828 SF</b>
TOTAL SITE AREA	14,214 SF
<b>TOTAL IMPERVIOUS AREA PERCENTAGE</b>	<b>83%</b>

**WATER METER SCHEDULE**

DOMESTIC WATER METER  
NEW 2" METER IN VALVE BOX  
IRRIGATION WATER METER  
NEW 1 1/2" METER IN VALVE BOX

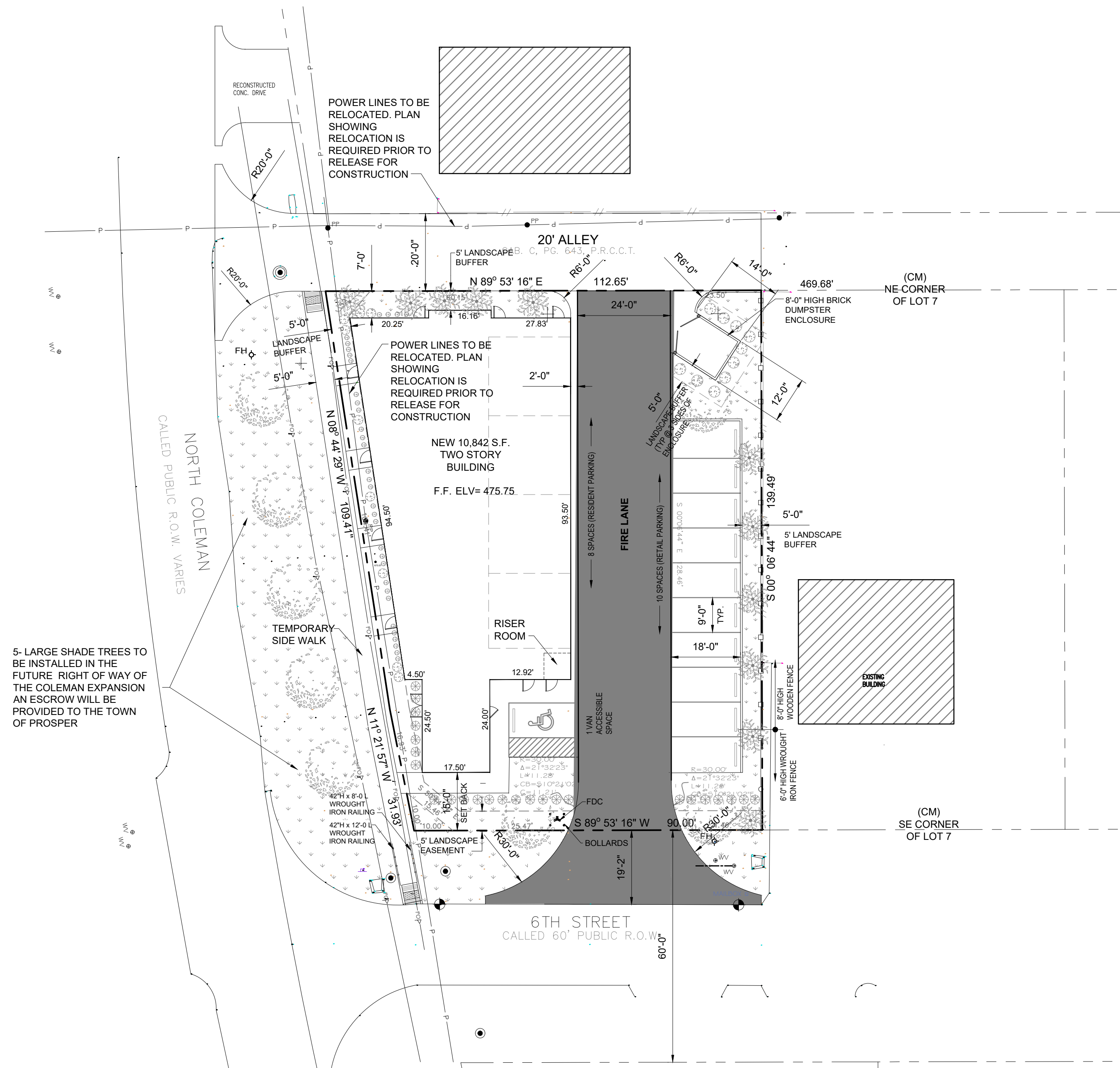


**PARKING SPACE OVERHANG**

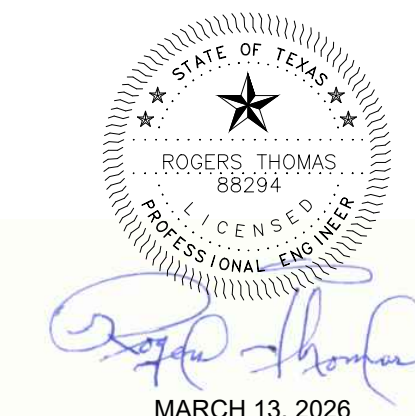
NOT TO SCALE

**PROPOSED SITE PLAN**

SCALE: 1"= 20'-0"

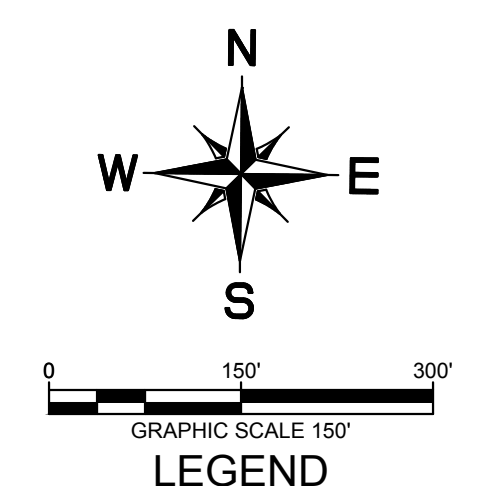
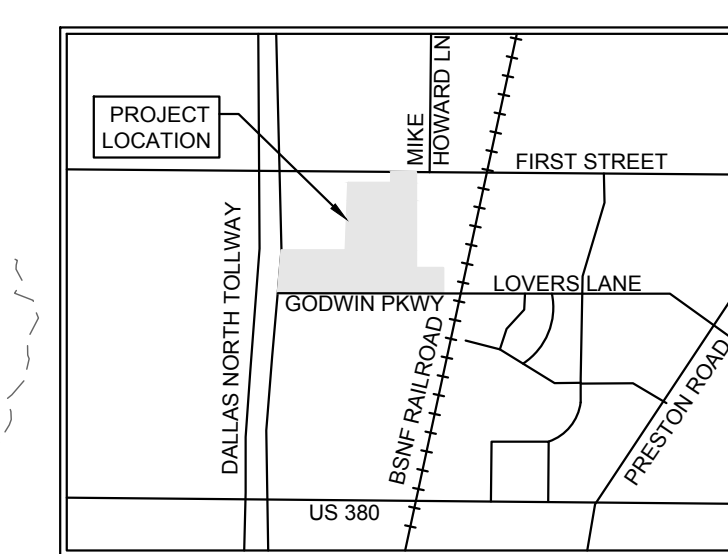


5- LARGE SHADE TREES TO BE INSTALLED IN THE FUTURE RIGHT OF WAY OF THE COLEMAN EXPANSION AN ESCROW WILL BE PROVIDED TO THE TOWN OF PROSPER



PROSPER CENTRAL ADDITION BLOCK 1, LOT 1 DEVAPP-24-0108		
DATE	REVISION	BY
<b>PROPOSED SITE PLAN</b> EAST 6TH STREET MIXED USE FACILITY PROSPER CENTRAL ADDITION, BLOCK 1, LOT 1 TOWN OF PROSPER, COLLIN COUNTY TEXAS 75078		
<b>THOMAS DESIGN TECHNOLOGIES</b> ENGINEERS DESIGNERS PROJECT MANAGERS 1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104 PHONE: (972) 672-8927 EMAIL: rthomas3710@att.net TBPPE FIRM REGISTRATION NO. F-6086		
DESIGNED BY: THOMAS DESIGN TECH	CONTRACT NUMBER: 23-036	SHEET NO. C-2
DRAWN BY: THOMAS DESIGN TECH	FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg	TOTAL SHEETS
REVIEWED BY: OWNER	PLOT SCALE: AS NOTED	
DATE: MARCH 13, 2026	CITY PROJECT NO.:	

Item 10.	B
DATE	
REVISIONS	
No.	



FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	EXISTING CONTOUR - MINOR
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	WATER METER (AND VAULT)
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
[Symbol]	TYPICAL
[Symbol]	SANITARY SEWER EASEMENT
[Symbol]	WATER EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	BARRIER FREE RAMP
[Symbol]	SIDEWALK
[Symbol]	BUILDING LINE/SETBACK
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	WYE INLET
[Symbol]	JUNCTION BOX
[Symbol]	MANHOLE
[Symbol]	HEADWALL
[Symbol]	PROPOSED
[Symbol]	EXISTING

**Kimley»Horn**  
 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2560 FAX: 972-239-8320  
 WWW.KIMLEY-HORN.COM TX F-928

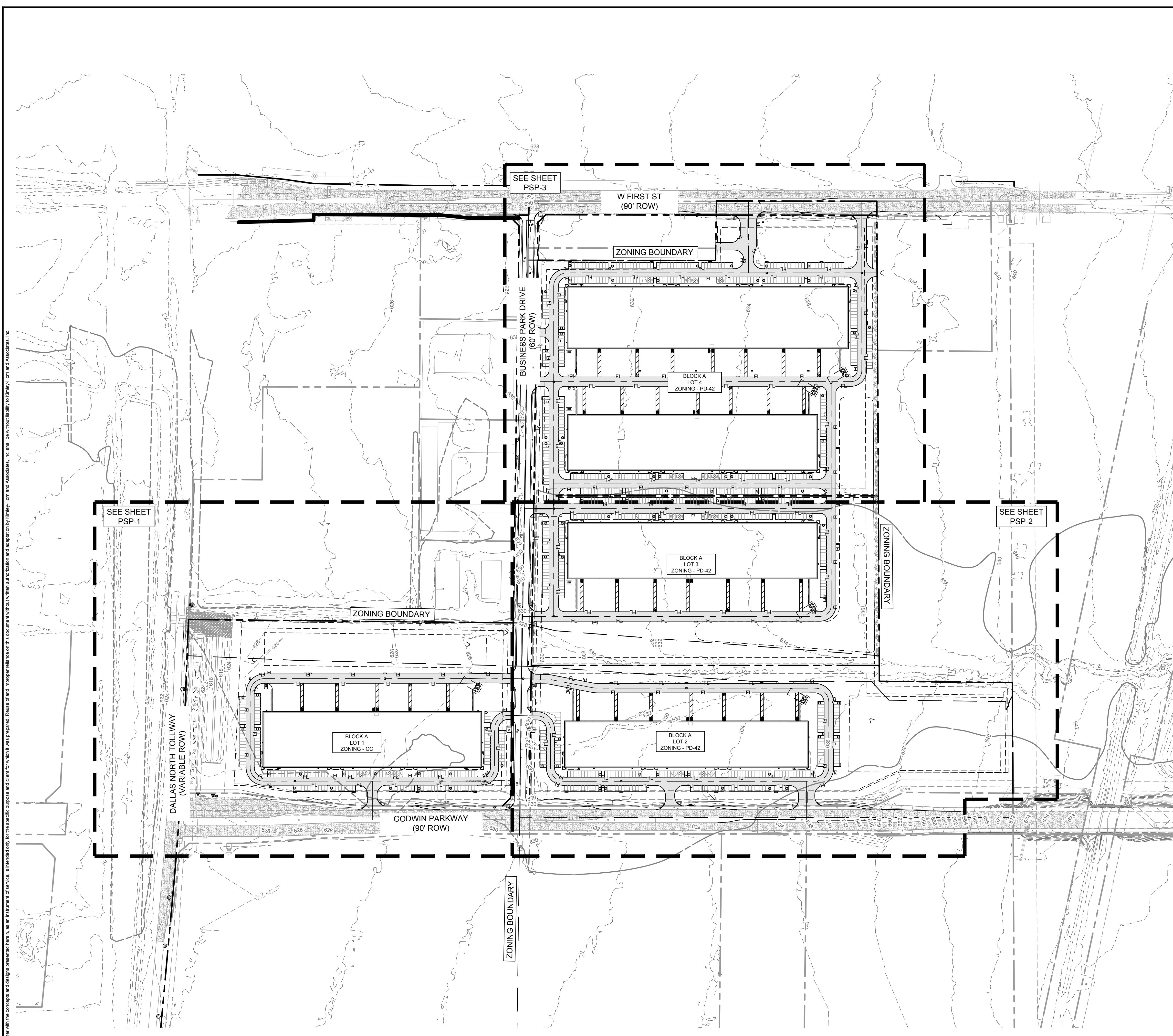
**PRELIMINARY**  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: DANIEL A. KORUS  
 P.E. No. 132465 Date: 09/19/2025

KHA PROJECT	068-09098
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	MSW
CHECKED BY	JCR

FIRST STREET  
 BUSINESS PARK

OVERALL PRELIMINARY  
 SITE PLAN

SHEET NUMBER  
 PSP-0



- NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
  - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDINGS 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.
  - BUILDINGS TO REQUIRE FOUNDATION PLANTINGS. ONE LARGE TREE, THREE INCH CALIPER SHALL BE REQUIRED FOR EVERY 10,000 SQUARE FEET OF GROSS BUILDING AREA. REQUIRED FOUNDATION PLANTING DESIGN TO BE MET WITH SITE PLAN AND LANDSCAPE PLAN.
  - IF ACCESS IS ONLY PROVIDED FROM GODWIN PARKWAY, GODWIN PARKWAY SHALL CONNECT ON EAST SIDE TO BE CONSIDERED TWO POINTS OF ACCESS. IF ACCESS IS ONLY PROVIDED FROM FIRST STREET, A SECOND POINT OF ACCESS TO DNT FRONTAGE WILL BE REQUIRED.

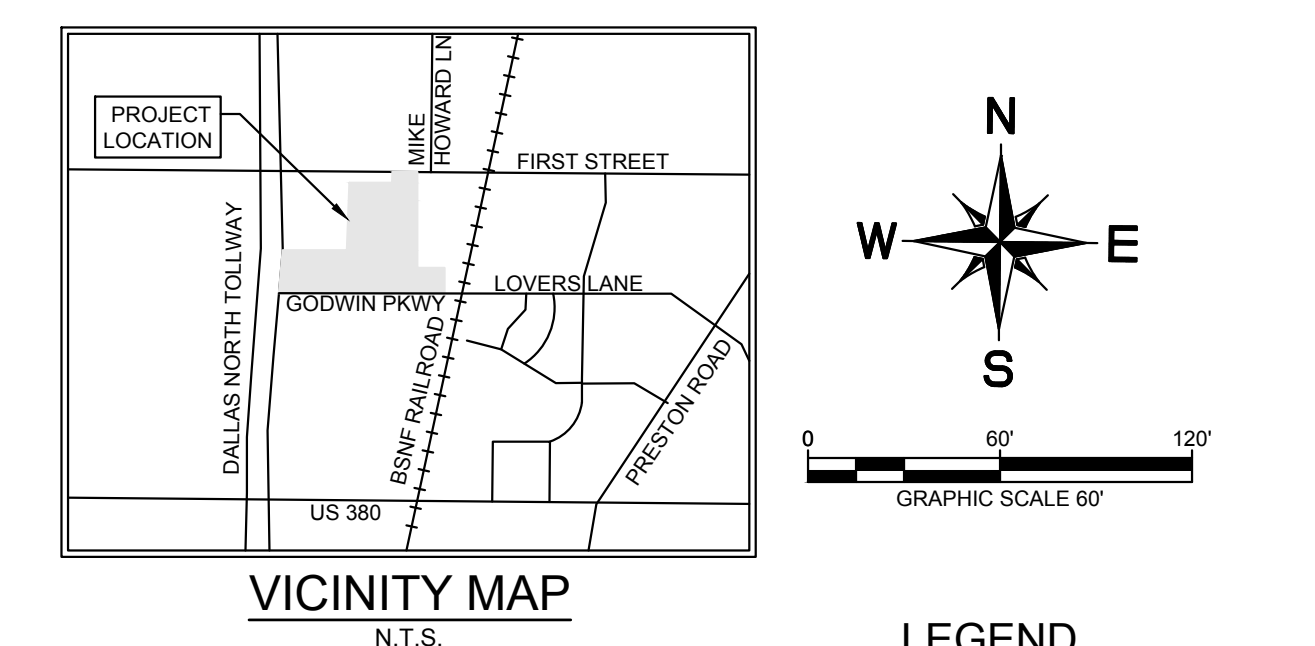
**PRELIMINARY SITE PLAN**  
**FIRST STREET BUSINESS PARK**  
**BLOCK A, LOTS 1-4**  
**DEVAPP-25-0101**  
*Being All Of The*  
**ABS A0147 COLLIN COUNTY SCHOOL LAND**  
**#12 SURVEY SHEET 5, TRACT 16 AND TRACT 17**  
**Town of Prosper, Collin County, Texas**  
**Submitted: October 28, 2025**

**Owner:**  
 Godwin Investments LTD  
 1201 Elm St Suite 1700  
 Dallas, Texas 75270  
 Contact: Donald Godwin  
 Phone: (214) 939-4412

**Developer:**  
 Crow Holdings  
 3819 Maple Avenue  
 Dallas, Texas 75219  
 Contact: Will Munding  
 Phone: (214) 766-1024

**Engineer:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street Suite 100  
 McKinney, Texas 75069  
 Contact: Rachel Korus, P.E.  
 Phone: (469) 301-2594

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 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069  
 PHONE: 469-301-2560 FAX: 972-239-8320  
 WWW.KIMLEY-HORN.COM  
 DATE: 09/19/2025  
 SHEET: PSP-0 OF 10



**LEGEND**

FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
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[Symbol]	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
HW	HEADWALL
PROP.	PROPOSED
EX	EXISTING

**NOTE**  
BUILDINGS WITH FACADE GREATER THAN 200 FT TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 1**

ZONING/PROPOSED USE	COMMERCIAL CORRIDOR WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	603,189 SF; 13.85 AC
BUILDING AREA (gross square footage)	BUILDING 1: OFFICE: 31,500 SF WAREHOUSE: 88,200 SF TOTAL: 126,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	21%
FLOOR AREA RATIO (for non-residential zoning)	21:1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 90 SPACES WAREHOUSE: 95 SPACES TOTAL: 185 SPACES
TOTAL PARKING PROVIDED	185 SURFACE SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	2,775 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,318 SQ. FT.
IMPERVIOUS SURFACE	277,293 SQ. FT.
USABLE OPEN SPACE REQUIRED	42,222 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	49,097 SQ. FT. (8%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**PRELIMINARY SITE PLAN  
FIRST STREET BUSINESS PARK  
BLOCK A, LOTS 1-4  
DEVAPP-25-0101  
Being All Of The  
ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY SHEET 5, TRACT 16 AND TRACT 17  
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Phone: (214) 766-1024

**Engineer:** Kimley-Horn and Associates, Inc.  
260 East Davis Street Suite 100  
McKinney, Texas 75069  
Contact: Rachel Korus, P.E.  
Phone: (469) 301-2594

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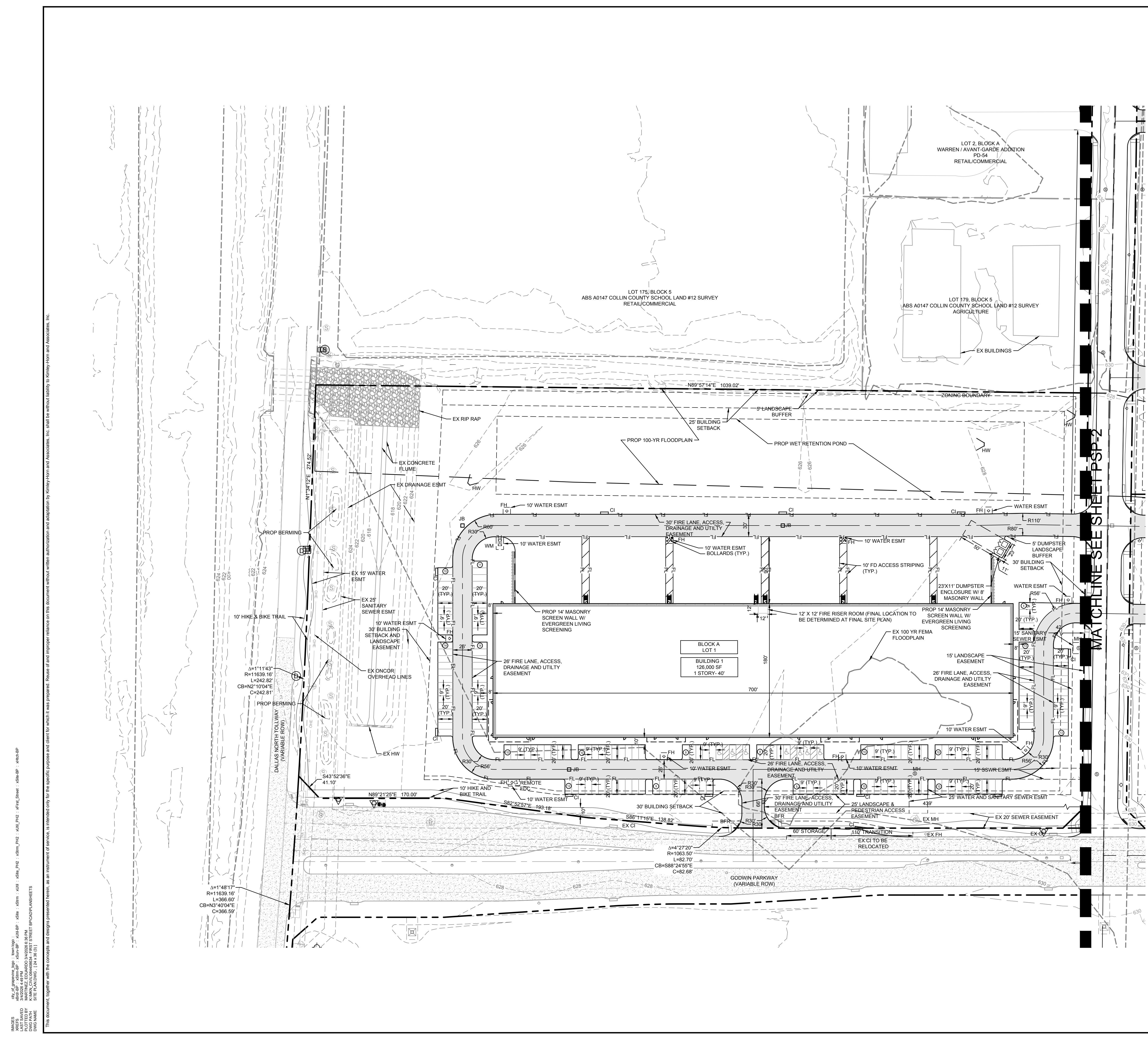
**PRELIMINARY**  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: RACHEL A. KORUS  
P.E. No. 132465 Exp. 09/19/2025

KHA PROJECT: 068109098  
DATE: SEPTEMBER 2024  
SCALE: AS SHOWN  
DESIGNED BY: RAK  
DRAWN BY: MSW  
CHECKED BY: JCR

**FIRST STREET  
BUSINESS PARK**

**PRELIMINARY SITE PLAN**

SHEET NUMBER  
**PSP-1**



THESE PLANS AND SPECIFICATIONS WERE PREPARED BY THE ENGINEER OR ARCHITECT AND THE CLIENT HAS REVIEWED AND APPROVED THEM. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THEM BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THEM BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

**Kimley»Horn**  
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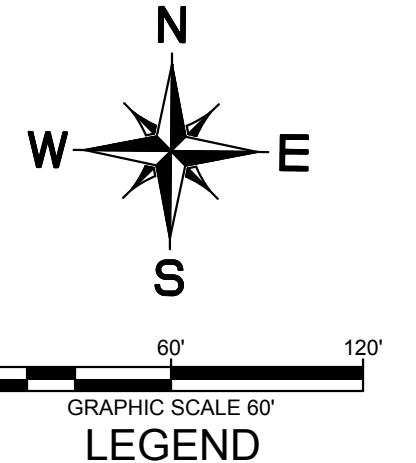
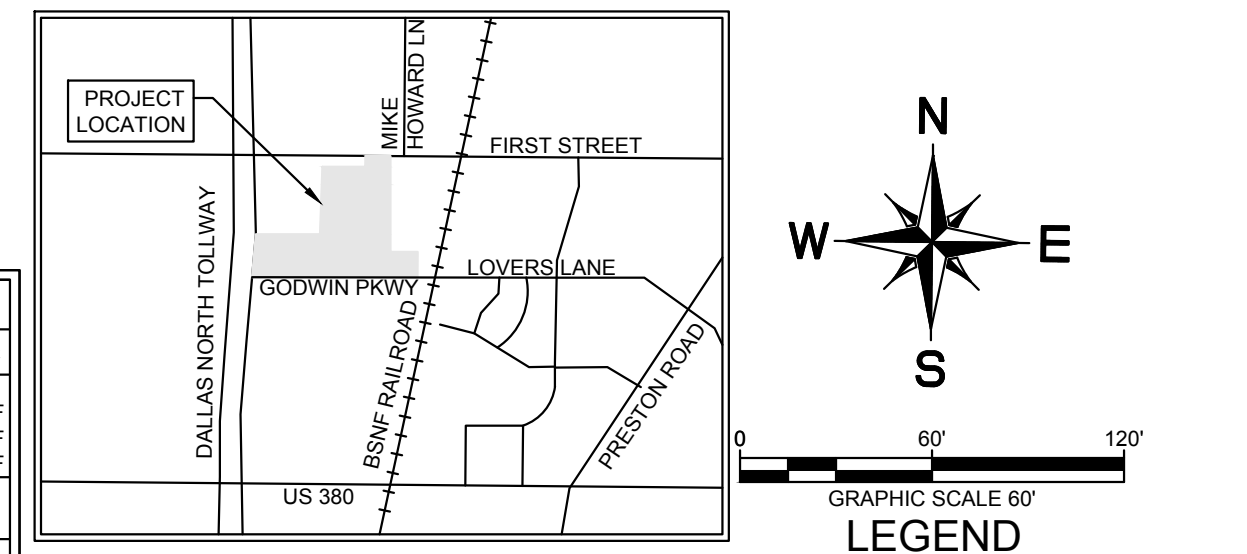
**PRELIMINARY**  
 15% REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: DACHSEL, A. KORUS  
 P.E. No. 132468 Date: 09/19/2025

KHA PROJECT: 068-09098  
 DATE: SEPTEMBER 2024  
 SCALE: AS SHOWN  
 DESIGNED BY: RAK  
 DRAWN BY: MSW  
 CHECKED BY: JCR

FIRST STREET  
 BUSINESS PARK

PRELIMINARY SITE PLAN

SHEET NUMBER  
**PSP-2**



**SITE DATA SUMMARY TABLE  
 BLOCK A, LOT 3**

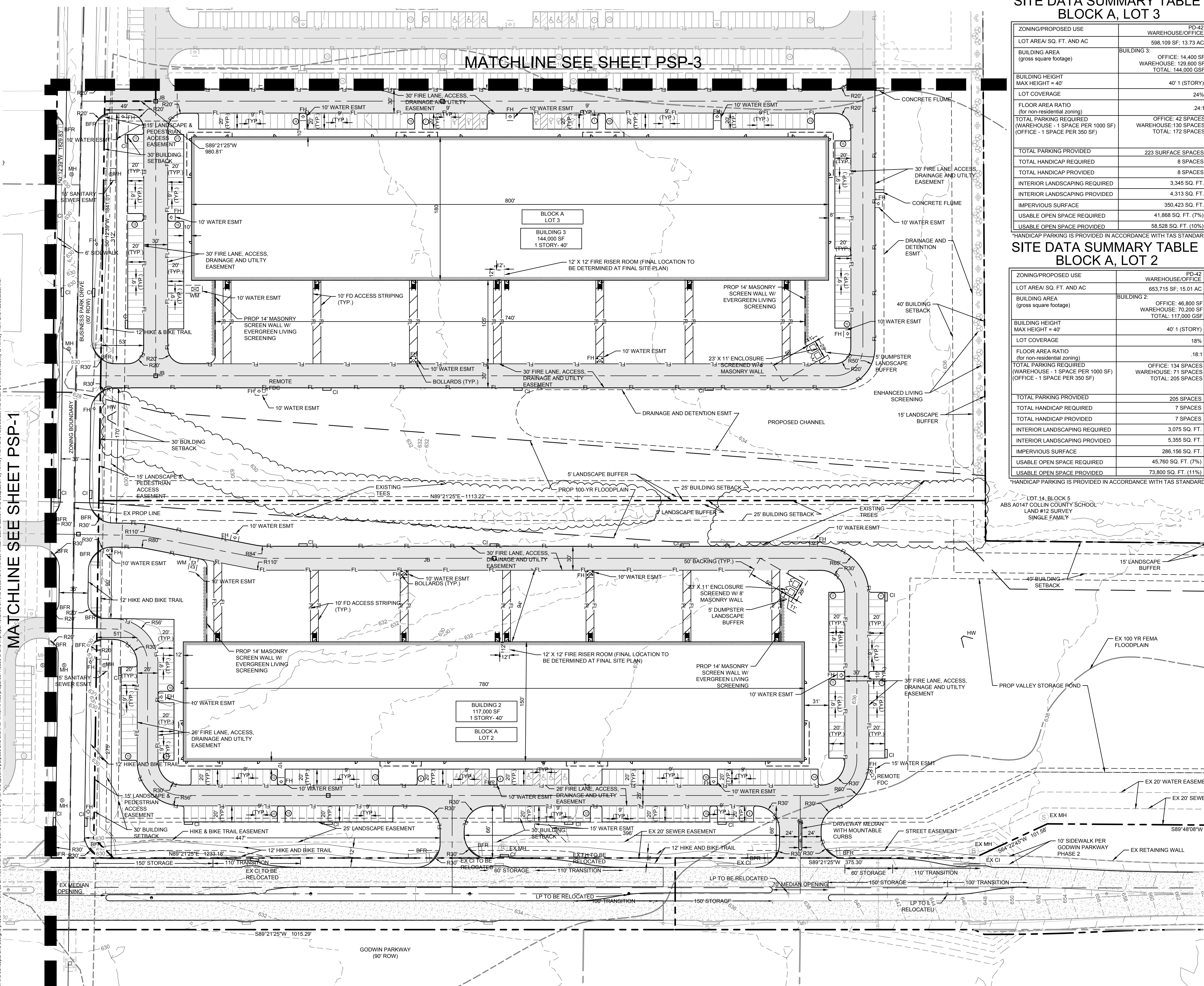
ZONING/PROPOSED USE	PD-42 WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	598,109 SF; 13.73 AC
BUILDING AREA (gross square footage)	BUILDING 3: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	24%
FLOOR AREA RATIO (for non-residential zoning)	24.1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 42 SPACES WAREHOUSE: 130 SPACES TOTAL: 172 SPACES
TOTAL PARKING PROVIDED	223 SURFACE SPACES
TOTAL HANDICAP REQUIRED	8 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,345 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,313 SQ. FT.
IMPERVIOUS SURFACE	350,423 SQ. FT.
USABLE OPEN SPACE REQUIRED	41,868 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	58,528 SQ. FT. (10%)

**SITE DATA SUMMARY TABLE  
 BLOCK A, LOT 2**

ZONING/PROPOSED USE	PD-42 WAREHOUSE/OFFICE
LOT AREA/ SQ. FT. AND AC	653,715 SF; 15.01 AC
BUILDING AREA (gross square footage)	BUILDING 2: OFFICE: 46,800 SF WAREHOUSE: 70,200 SF TOTAL: 117,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' 1 (STORY)
LOT COVERAGE	18%
FLOOR AREA RATIO (for non-residential zoning)	18.1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 134 SPACES WAREHOUSE: 71 SPACES TOTAL: 205 SPACES
TOTAL PARKING PROVIDED	205 SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	7 SPACES
INTERIOR LANDSCAPING REQUIRED	3,075 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,355 SQ. FT.
IMPERVIOUS SURFACE	286,156 SQ. FT.
USABLE OPEN SPACE REQUIRED	45,760 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	73,800 SQ. FT. (11%)

**NOTE**  
 BUILDINGS WITH FACADE GREATER THAN 200 FT WILL NEED TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TMS STANDARDS



**PRELIMINARY SITE PLAN  
 FIRST STREET BUSINESS PARK  
 BLOCK A, LOTS 1-4  
 DEVAPP-25-0101  
 Being All Of The  
 ABS A0147 COLLIN COUNTY SCHOOL LAND  
 #12 SURVEY SHEET 5, TRACT 16 AND TRACT 17  
 Town of Prosper, Collin County, Texas  
 Submitted: October 28, 2025**

**Owner:**  
 Godwin Investments LTD  
 1201 Elm St Suite 1700  
 Dallas, Texas 75270  
 Contact: Donald Godwin  
 Phone: (214) 939-4412

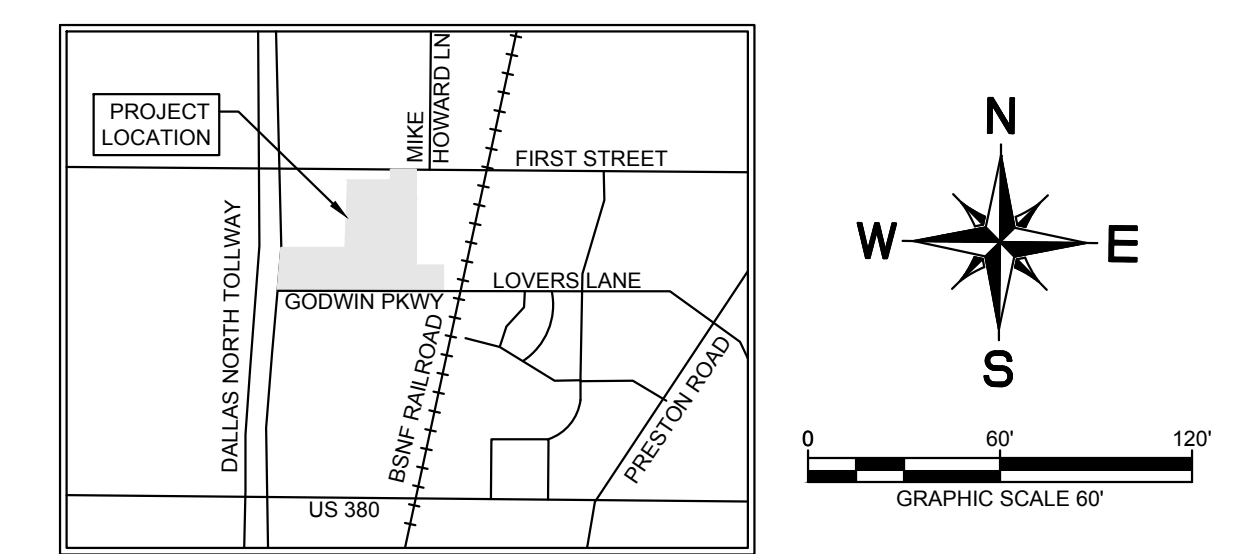
**Developer:**  
 Crow Holdings  
 3819 Maple Avenue  
 McKinney, Texas 75069  
 Contact: Will Mundingar  
 Phone: (214) 766-1024

**Engineer:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street Suite 100  
 McKinney, Texas 75069  
 Contact: Rachel Korus, P.E.  
 Phone: (469) 301-2594

MATCHLINE SEE SHEET PSP-1

MATCHLINE SEE SHEET PSP-3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT FOR ANY OTHER PURPOSE OR PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND RELIANCE BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069  
 PHONE: 469-301-2560 FAX: 972-239-8320  
 WWW.KIMLEY-HORN.COM



**LEGEND**

FL	PROPOSED FIRE LANE
FL	EXISTING FIRE LANE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	EXISTING CONTOUR - MINOR
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WJ	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
HW	HEADWALL
PROP.	PROPOSED
EX	EXISTING

**NOTE**  
BUILDINGS WITH FACADE GREATER THAN 200 FT WILL NEED TO MEET TOWN STANDARDS REGARDING PROJECTIONS AND RECESS REQUIREMENTS. THE BUILDINGS WILL COMPLY WHEN FINAL DESIGN IS DETERMINED WITH THE SITE PLAN.

**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 4**

ZONING/PROPOSED USE	OFFICE/WAREHOUSE
LOT AREA/ SQ. FT. AND AC	929,942 SF; 21.35 AC
BUILDING AREA (gross square footage)	BUILDING 4: OFFICE: 14,400 SF WAREHOUSE: 129,600 SF TOTAL: 144,000 GSF BUILDING 5: OFFICE: 18,000 SF WAREHOUSE: 162,000 SF TOTAL: 180,000 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	40' (1 STORY)
LOT COVERAGE	35%
FLOOR AREA RATIO (for non-residential zoning)	35.1
TOTAL PARKING REQUIRED (WAREHOUSE - 1 SPACE PER 1000 SF) (OFFICE - 1 SPACE PER 350 SF)	OFFICE: 94 SPACES WAREHOUSE: 292 SPACES TOTAL: 386 SPACES
TOTAL PARKING PROVIDED	475 SURFACE SPACES
TOTAL HANDICAP REQUIRED	9 SPACES
TOTAL HANDICAP PROVIDED	14 SPACES
INTERIOR LANDSCAPING REQUIRED	7,275 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	9,304 SQ. FT.
IMPERVIOUS SURFACE	726,513 SQ. FT.
USABLE OPEN SPACE REQUIRED	65,096 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	88,370 SQ. FT. (10%)

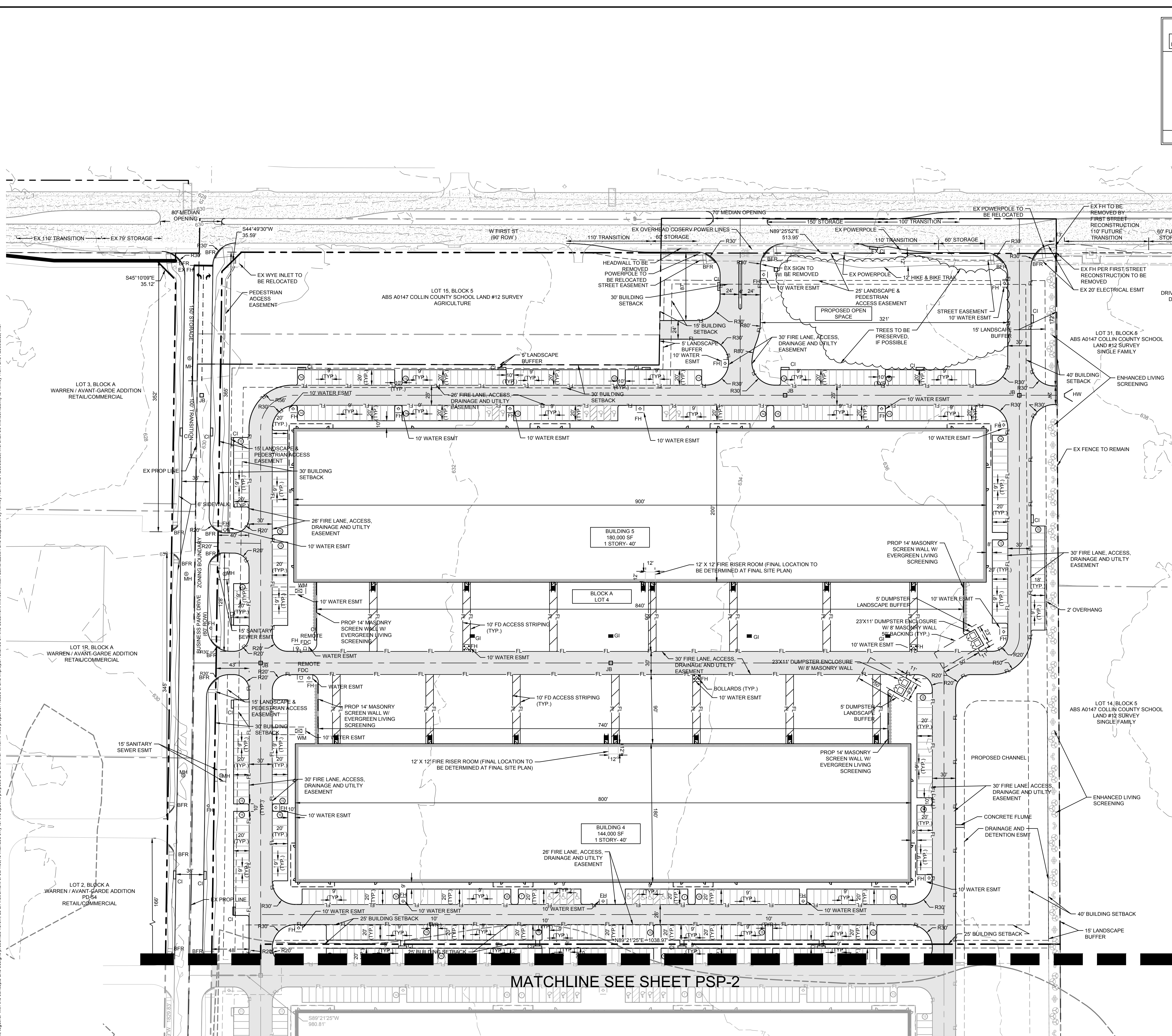
\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TMS STANDARDS

**PRELIMINARY SITE PLAN  
FIRST STREET BUSINESS PARK  
BLOCK A, LOTS 1-4  
DEVAPP-25-0101  
Being All Of The  
ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY SHEET 5, TRACT 16 AND TRACT 17  
Town of Prosper, Collin County, Texas  
Submitted: October 28, 2025**

**Owner:** Godwin Investments LTD  
1201 Elm St Suite 1700  
Dallas, Texas 75270  
Contact: Donald Godwin  
Phone: (214) 939-4412

**Developer:** Crow Holdings  
3815 Maple Avenue  
Dallas, Texas 75219  
Contact: Will Munding  
Phone: (214) 766-1024

**Engineer:** Kimley-Horn and Associates, Inc.  
260 East Davis Street Suite 100  
McKinney, Texas 75069  
Contact: Rachel Korus, P.E.  
Phone: (469) 301-2594



MATCHLINE SEE SHEET PSP-2

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and permission by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Kimley-Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2590 FAX: 972-239-8320  
WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**  
Not for construction or permit purposes.  
**Kimley-Horn**  
Engineer: DOUGLAS A. KORUS  
P.E. No. 132465 Exp. 09/19/2025

KHA PROJECT: 068-09098  
DATE: SEPTEMBER 2024  
SCALE: AS SHOWN  
DESIGNED BY: RAK  
DRAWN BY: MSW  
CHECKED BY: JCR

**FIRST STREET  
BUSINESS PARK**

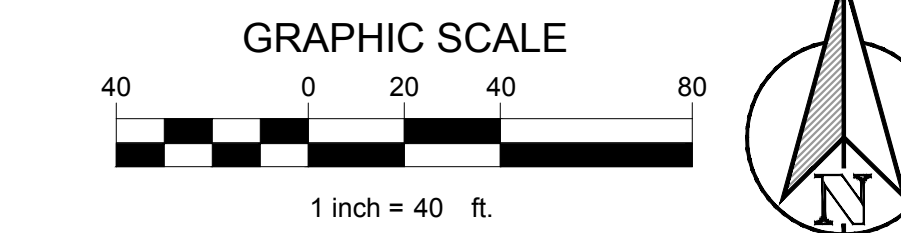
**PRELIMINARY SITE PLAN**

SHEET NUMBER  
**PSP-3**

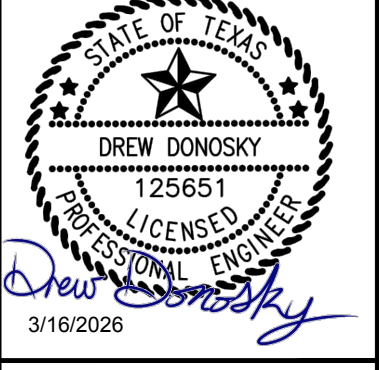
FLOODPLAIN INFORMATION

According to FIRM Map No. 48095C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portion of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or total damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE DATA SUMMARY table with columns: LOT, ZONING, PROPOSED USE, LOT SIZE (ACRES), LOT SIZE (SQ. FT.), BUILDING AREA (SQ. FT.), BLDG HGT. (FT.# ST.), LOT COVERAGE, PARKING, HANDICAP SP, INTERIOR LANDSCAPE, INTERIOR LANDSCAPE PROVIDED SF, OPEN SPACE REQ (% OF SITE), OPEN SPACE PROVIDED, TOTAL IMPERVIOUS (SQ. FT.), TOTAL PERVIOUS (SQ. FT.)



TEXAS REGISTRATION #14199  
CLAYMOORE ENGINEERING  
3231 HARWOOD ROAD  
BEDFORD, TEXAS 76021  
PHONE: 817.281.0572  
WWW.CLAYMOORE-ENG.COM



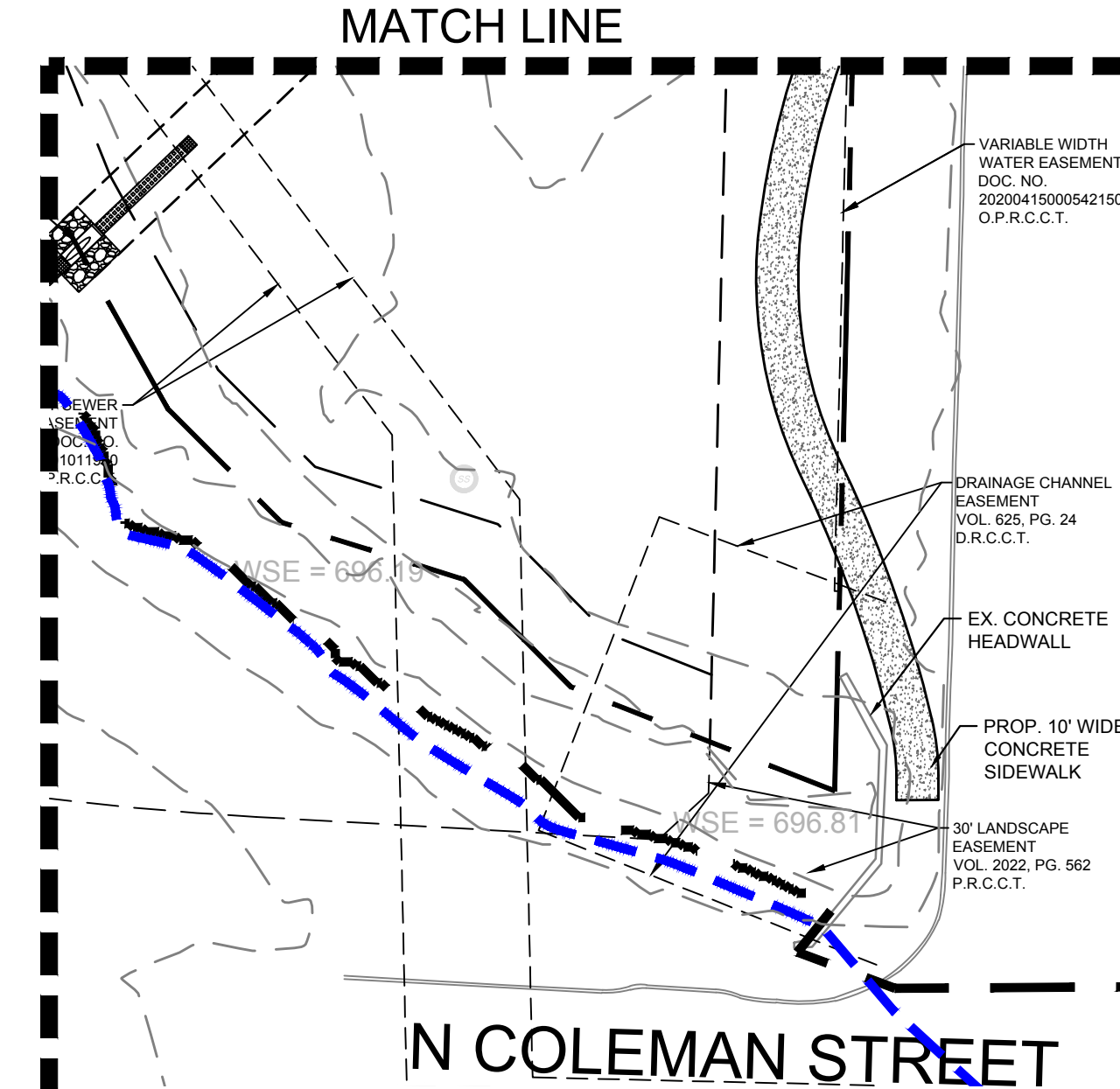
FRONTIER SOUTH I  
N. PRESTON ROAD,  
TOWN OF PROSPER, TX

- 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 & 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.

WATER METER SCHEDULE table with columns: ID, TYP., SIZE, NO., SAN. SEWER

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

Site Benchmarks:
1. AN "X" CUT SET ON A CURB INLET WHICH BEARS S13°47'E, 84.93' FROM THE NORTHEAST PROPERTY CORNER ELEVATION = 708.16
2. AN "X" CUT SET WHICH BEARS S52°38'W, 458.75' FROM THE NORTHWEST PROPERTY CORNER ELEVATION = 704.14
3. AN "X" CUT ON THE SOUTH NOSE OF AN ISLAND AT THE NORTH SIDE OF THE CENTERLINE INTERSECTION OF FRONTIER PARKWAY WITH PRESTON ROAD WHICH BEARS N49°13'E 177.47' FROM THE NORTHERMOST CORNER OF A CORNER CLIP ELEVATION = 730.04
Town Benchmark:
TOWN OF PROSPER STATION NO. 5: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET LYING ON THE SOUTH EDGE OF N. COLEMAN STREET +225' WEST OF THE INTERSECTION OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 704.95'



GREASE TRAP NOTE:
FUTURE GREASE TRAPS SHALL FOLLOW TOWN OF PROSPER ORDINANCE WITH NO WAIVERS, NO SHARED GREASE TRAPS, NO SUBSTANDARD SIZED UNITS, NO LOCATING THEM IN UNAPPROVED OR UNALLOWED AREAS SUCH AS PARKING AREAS OR FIRE LANES. RESTAURANT TENANTS WILL NOT BE PERMITTED IF TOWN REQUIREMENTS ARE NOT MET.

RAILING NOTE:
ALL WALLS AND PATIOS SHALL HAVE FENCING 42 INCH IN HEIGHT AND MADE OF BLACK METAL TUBULAR RAILING, ADA COMPLIANT.

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

SITE PLAN VICTORY AT FRONTIER SOUTH BLOCK A, LOTS 1 AND 2 DEVAPP-25-0107. OWNER: VICTORY AT FRONTIER SOUTH, LP. APPLICANT: CLAYMOORE ENGINEERING, INC. SURVEYOR: EAGLE SURVEYING, LLC. LEGAL DESCRIPTION: TRACT SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, TOWN OF PROSPER, COLLIN COUNTY, TEXAS. ZONING: PLANNED DEVELOPMENT - PD-116 (O).

Revision table with columns: NO., DATE, REVISION, BY.

MARK TORRES
3/16/2026 11:22 PM
2:\PROJECTS\PROJECTS\2025-071 VICTORY FRONTIER SOUTH RETAIL 1 & 2\CADD\SHEETS\SP-1 SITE PLAN.DWG
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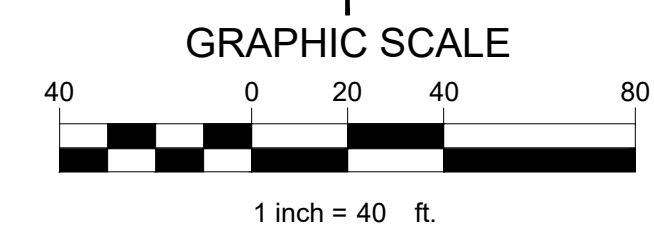
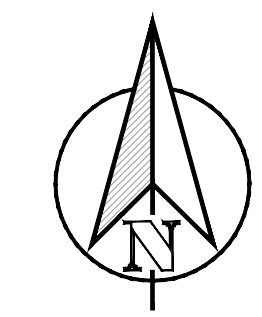
**VICTORY AT FRONTIER  
 LOT 8, BLOCK A  
 TOWN OF PROSPER, TEXAS**

LEGEND	
	FIRE LANE
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPING
	PROPOSED RETAINING WALL

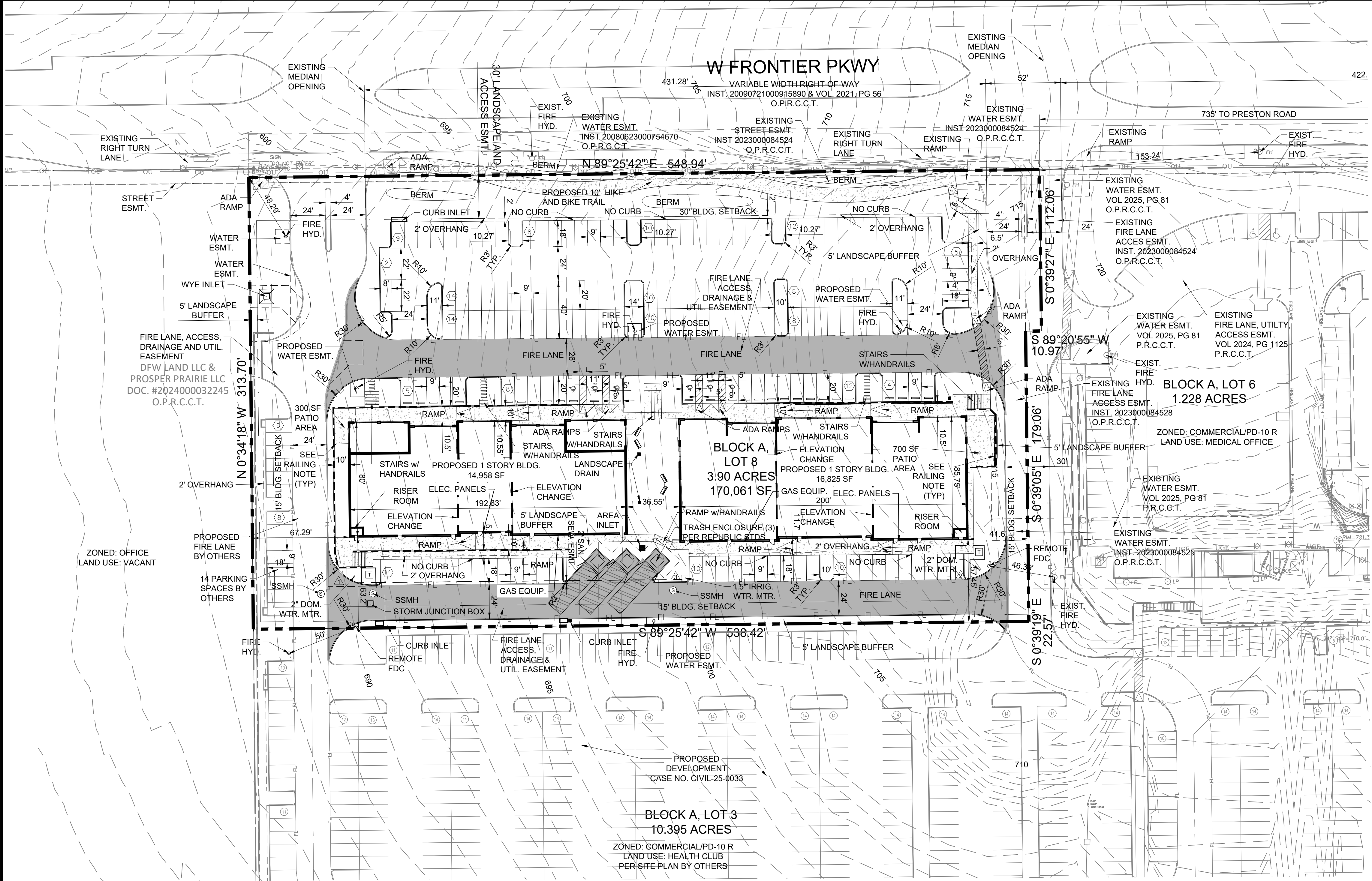
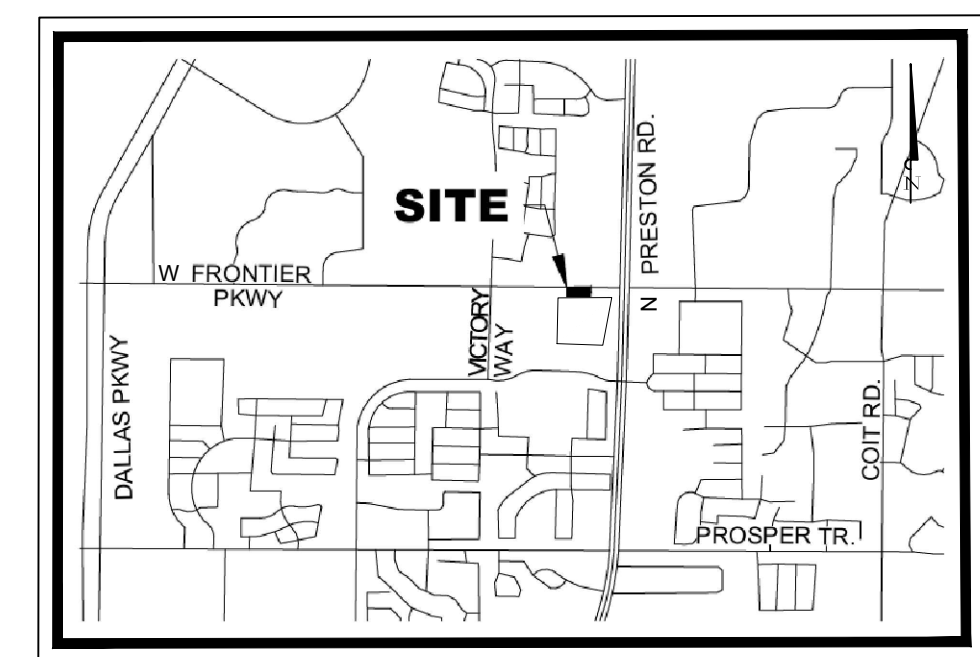
**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
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**FLOODPLAIN INFORMATION**

According to FIRM Map No. 48085C0120J, effective June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A" which is defined as "Special Flood Hazard Areas Inundated By 100-Year Flood, no base flood elevations determined and Zone "X" unshaded, which is defined as "Areas determined to be outside 500-year floodplain". For the portions of this site not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



**OPEN SPACE NOTE:**  
 7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.

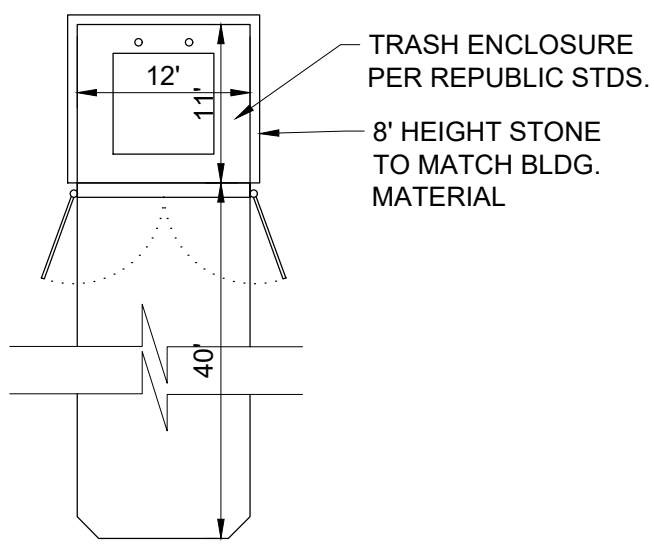


**BENCHMARKS**

**SITE BENCHMARKS**

- THE SITE BENCHMARK IS AN "X" CUT IN THE MEDIAN NOSE ON THE NORTH SIDE OF THE INTERSECTION OF PRESTON ROAD WITH FRONTIER PARKWAY. ELEVATION = 730.04' (NAVD '88)
- THE SITE BENCHMARK IS AN "X" CUT IN THE TOP OF THE CURB ON THE WEST SIDE OF A MEDIAN OF THE NORTH ENTRYWAY TO THE BUILDING AT 1921 N. PRESTON ROAD. ELEVATION = 717.70' (NAVD '88)

**REFERENCE BENCHMARK:**  
 TOWN OF PROSPER STATION NO. 5: BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET LYING ON THE SOUTH SIDE OF N. COLEMAN STREET +225' WEST OF THE INTERSECTION OF N. COLEMAN STREET AND N. PRESTON ROAD. ELEVATION = 734.95'



**WATER METER SCHEDULE**

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

**GREASE TRAP NOTE:**  
 FUTURE GREASE TRAPS SHALL FOLLOW TOWN OF PROSPER ORDINANCE WITH NO WAIVERS, NO SHARED GREASE TRAPS, NO SUBSTANDARD SIZED UNITS, NO LOCATING THEM IN UNAPPROVED OR UNALLOWED AREAS SUCH AS PARKING AREAS OR FIRE LANES. RESTAURANT TENANTS WILL NOT BE PERMITTED IF TOWN REQUIREMENTS ARE NOT MET.

**RAILING NOTE:**  
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- SITE PLAN NOTES**
- All development standards shall follow Town Standards.
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  - 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 \*

**SITE DATA SUMMARY TABLE**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	WEST BUILDING AREA (SQ. FT.)	EAST BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		PARKING			HANDICAP SP.	INTERIOR LANDSCAPE REQUIRED SF	INTERIOR LANDSCAPE PROVIDED SF	REQUIRED LANDSCAPING (10% OF LOT)	PROVIDED LANDSCAPING	OPEN SPACE REQ (% OF SITE)	OPEN SPACE PROVIDED	OPEN SPACE %	TOTAL IMPERVIOUS (SQ. FT.)	TOTAL PERVIOUS (SQ. FT.)						
								REQ.	PROV.	REQ. RATIO	REQ.	PROV.											W/SHARED PARKING	REQ.	PROV.			
8	PD-10R RETAIL	RETAIL/RESTAURANT	3.90	170,061	8,075 REST. 300 SF PATIO	10,110 REST. 700 SF PATIO	42' 1-STORY	50% MAX	19.6%	1 SP / 250 SF REST.	1 SP / 100 SF REST.	1 SP / 200 SF PATIO	199	187	201	6	6	2805	5179	17,006	28,294	11,904	12,115	7.1%	142,394	84%	27,667	16%

\*\* THERE IS A CROSS PARKING AGREEMENT BETWEEN LOTS 4, 5R, 7, & 8 BLOCK A OF VICTORY FRONTIER. PARKING PROVIDED WITH SHARED PARKING = 201 SPACES

PLOTTED BY: DAN CABALLERO  
 PLOT DATE: 3/16/2026 10:04 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2025-011 VICTORY GROUP RETAIL 7 & 8 PROSPER\CADD\SHEETS\SITE PLAN.DWG  
 LAST SAVED: 2/27/2026 11:08 AM

NO.	DATE	REVISION	BY

**SITE PLAN**

DESIGN: ASD  
 DRAWN: DC  
 CHECKED: ASD  
 DATE: 3/16/2026

SHEET  
**SP-1**

CASE NO. Page 45

# Prosper Central Addition, Block 1, Lot 1 (DEVAPP-24-0108)

# Proposal

## Purpose:

- Construct a 10,282 square foot mixed-use building and associated parking.
  - Office/Retail (Ground Floor)
  - Four Two-Bedroom Residential Units (Second Floor)





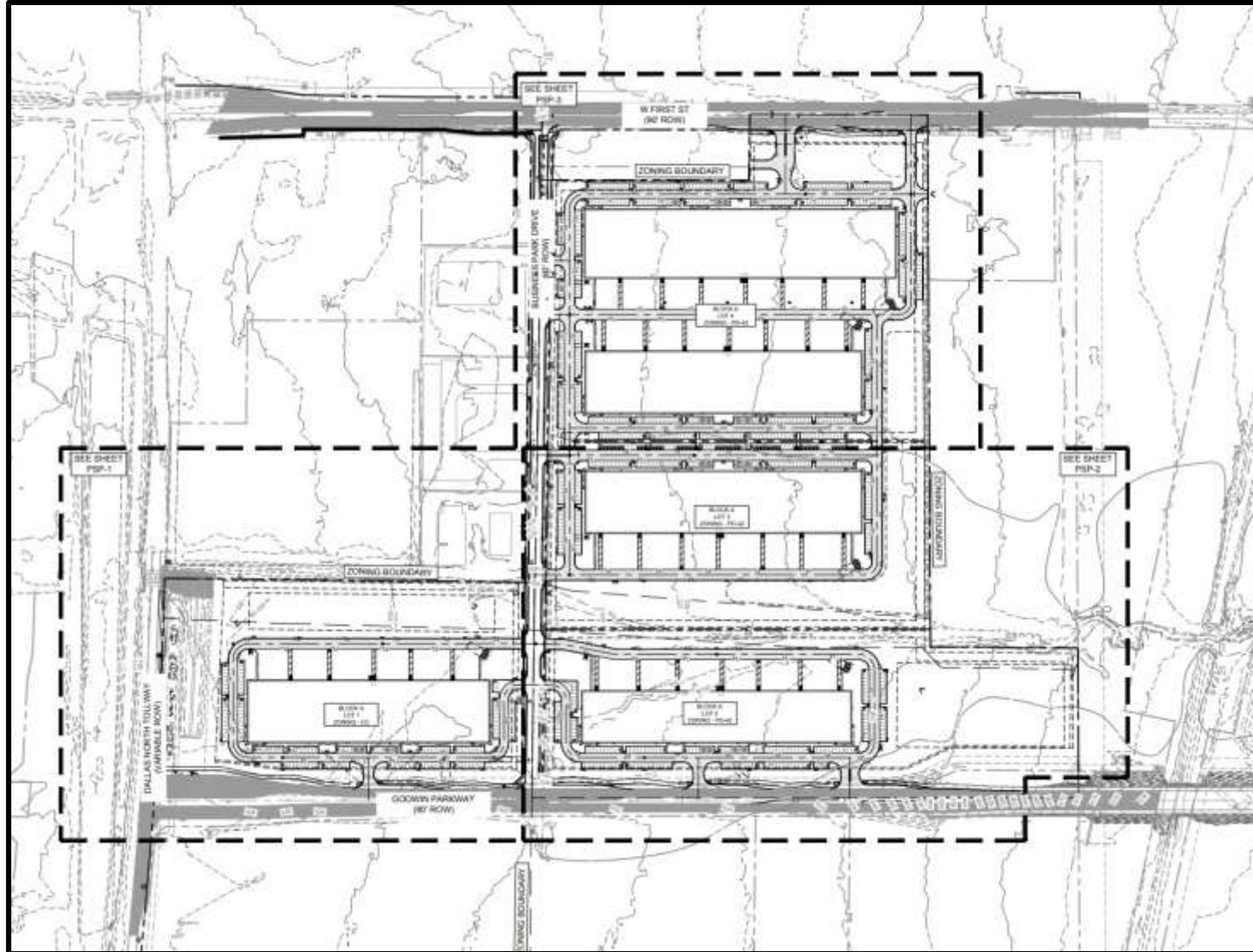
**First Street Business Park,  
Block A, Lots 1-4  
(DEVAPP-25-0101)**

# Proposal

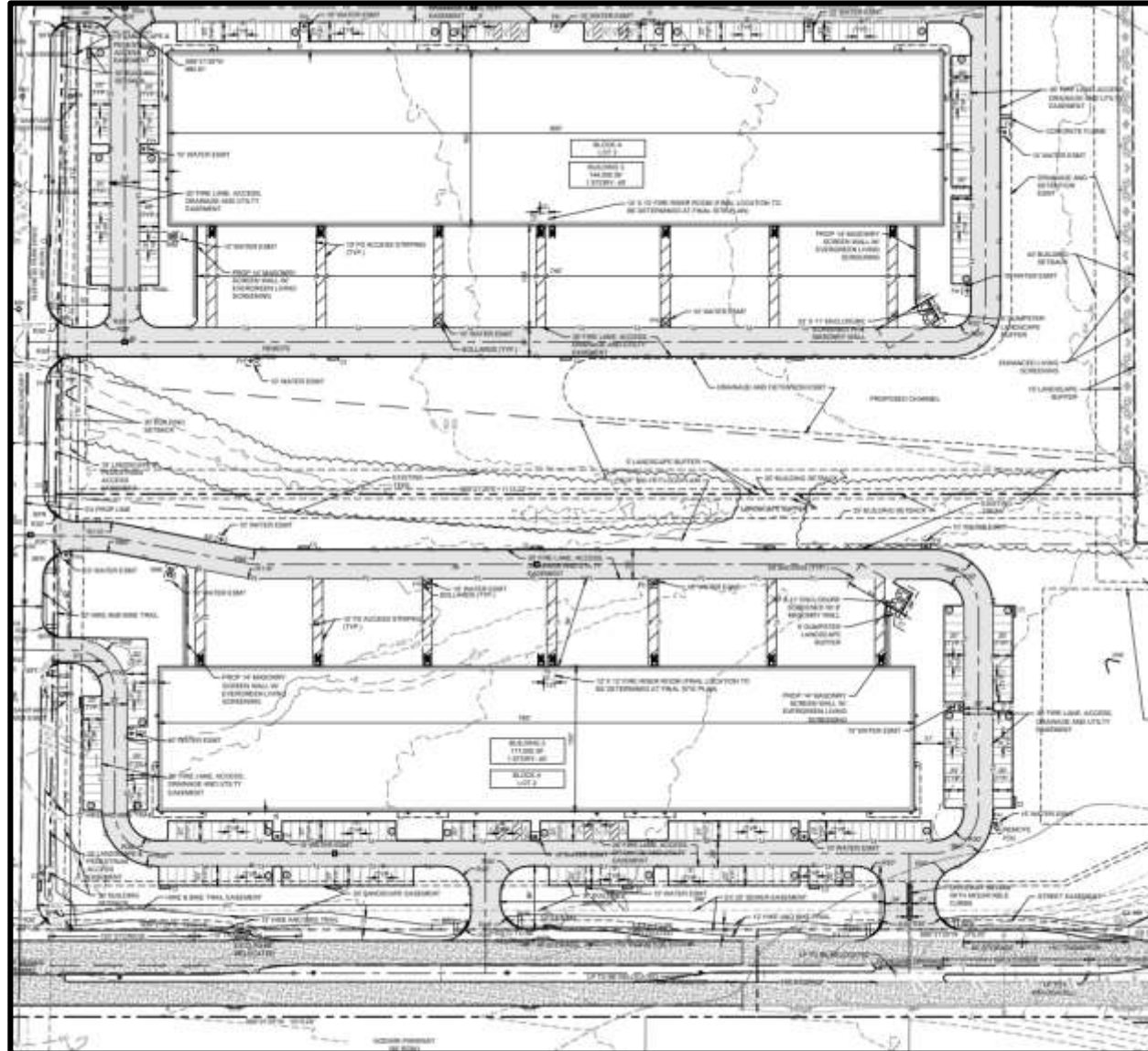
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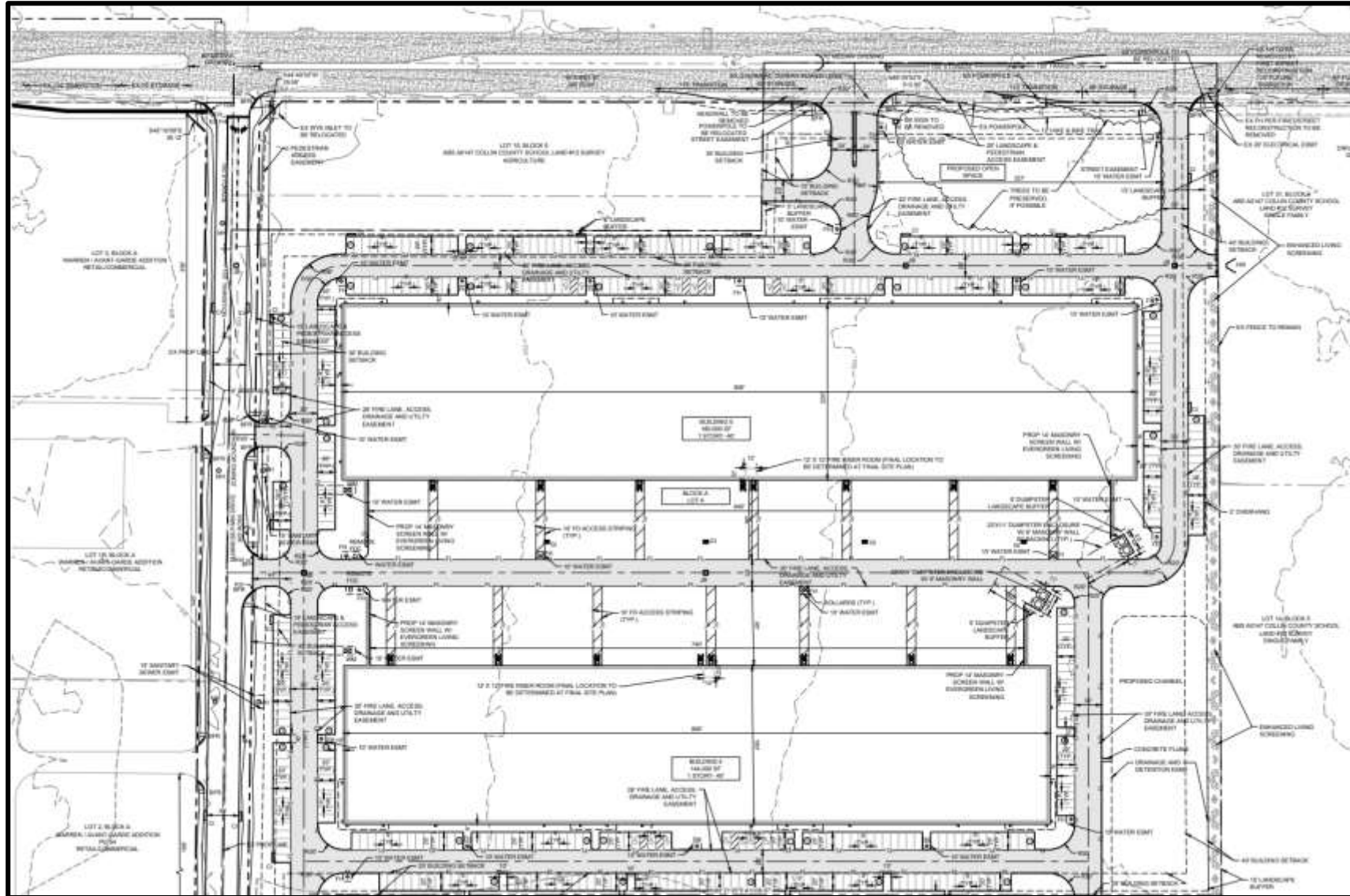
- Construct five office/warehouse buildings on four lots totaling 711,000 square feet and associated parking.
  - Lot 1: Office/Warehouse Building (126,000 SF)
  - Lot 2: Office/Warehouse Building (117,000 SF)
  - Lot 3: Office/Warehouse Building (144,000 SF)
  - Lot 4: Office/Warehouse Buildings (324,000 SF)
    - Building 4 (144,000 SF)
    - Building 5 (180,000 SF)

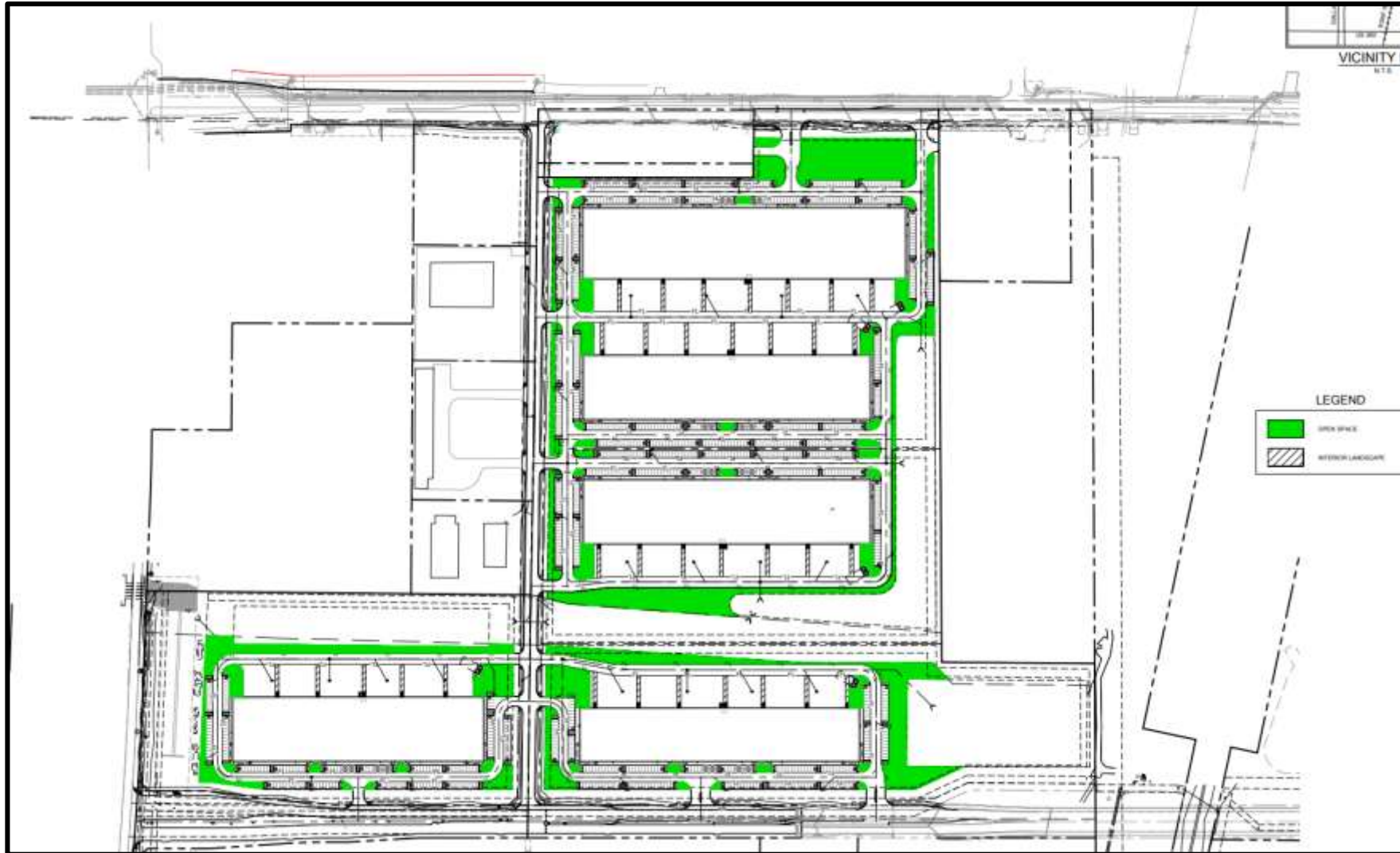


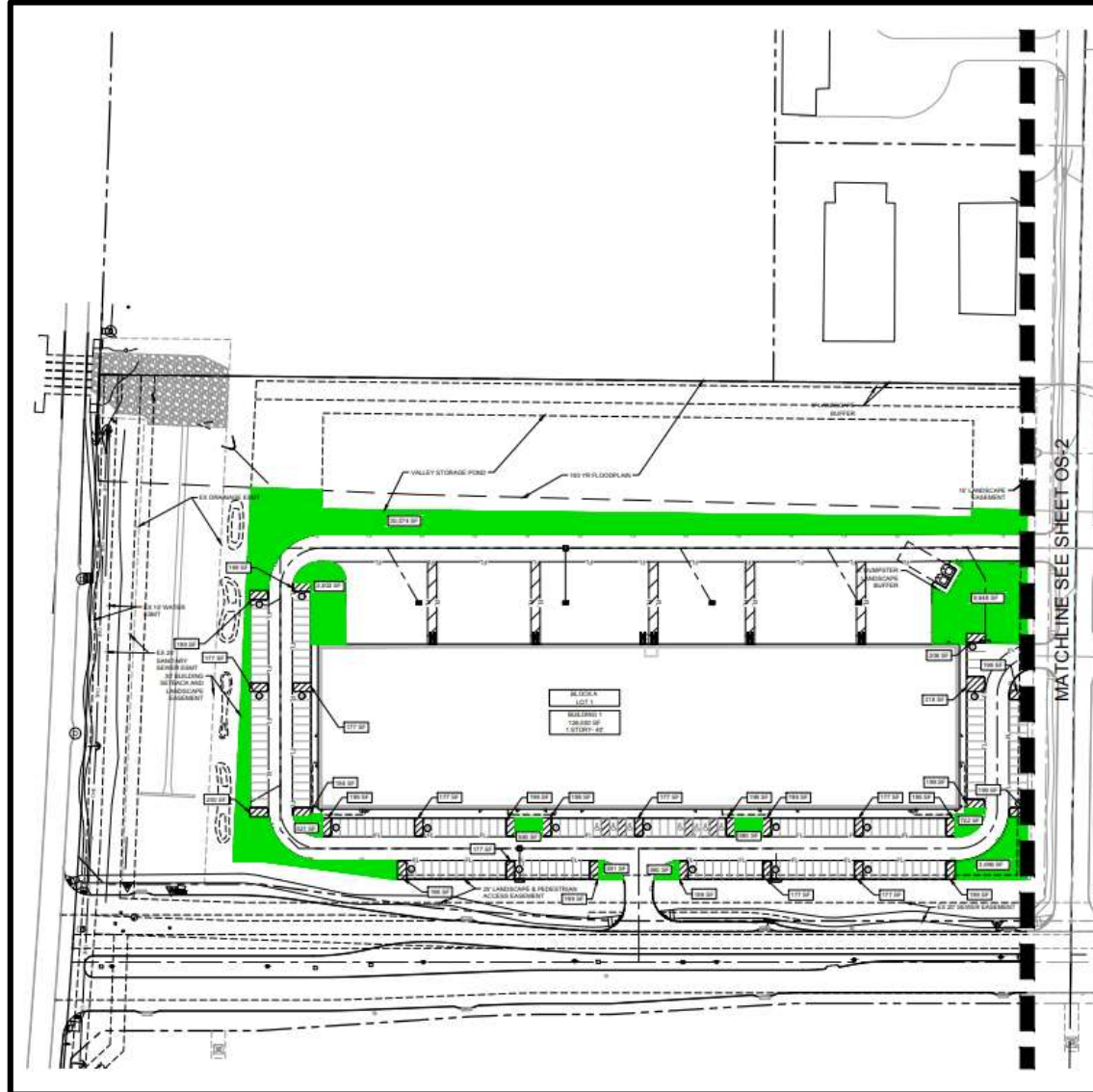


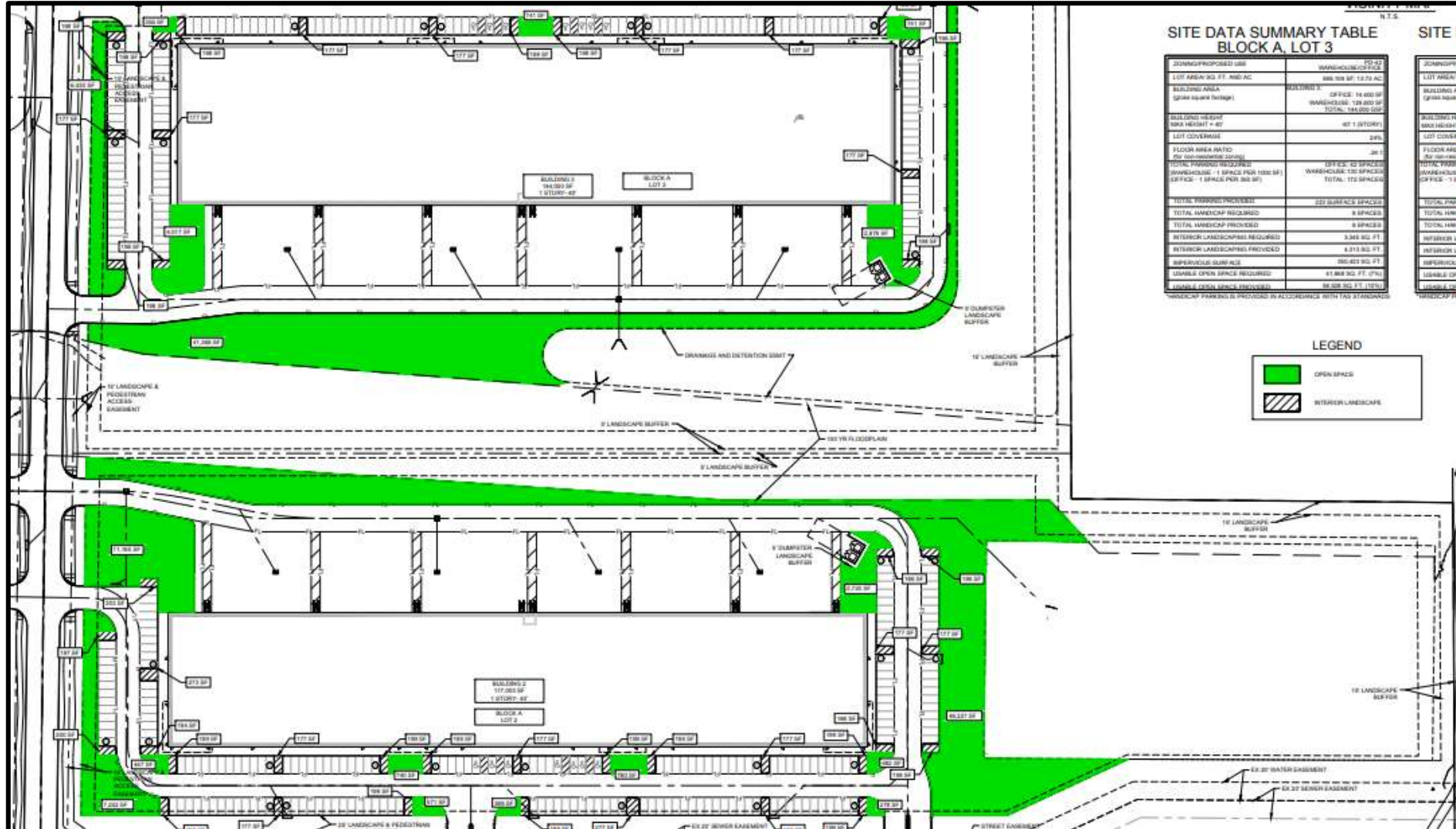














# Victory at Frontier South, Block A, Lots 1-2 (DEVAPP-25-0107)

# Proposal

## Purpose:

- Construct two restaurant/retail buildings totaling 41,280 square feet and associated parking.
  - Lot 1: Restaurant/Retail Building (13,000 SF)
  - Lot 2: Restaurant/Retail Building (28,280 SF)

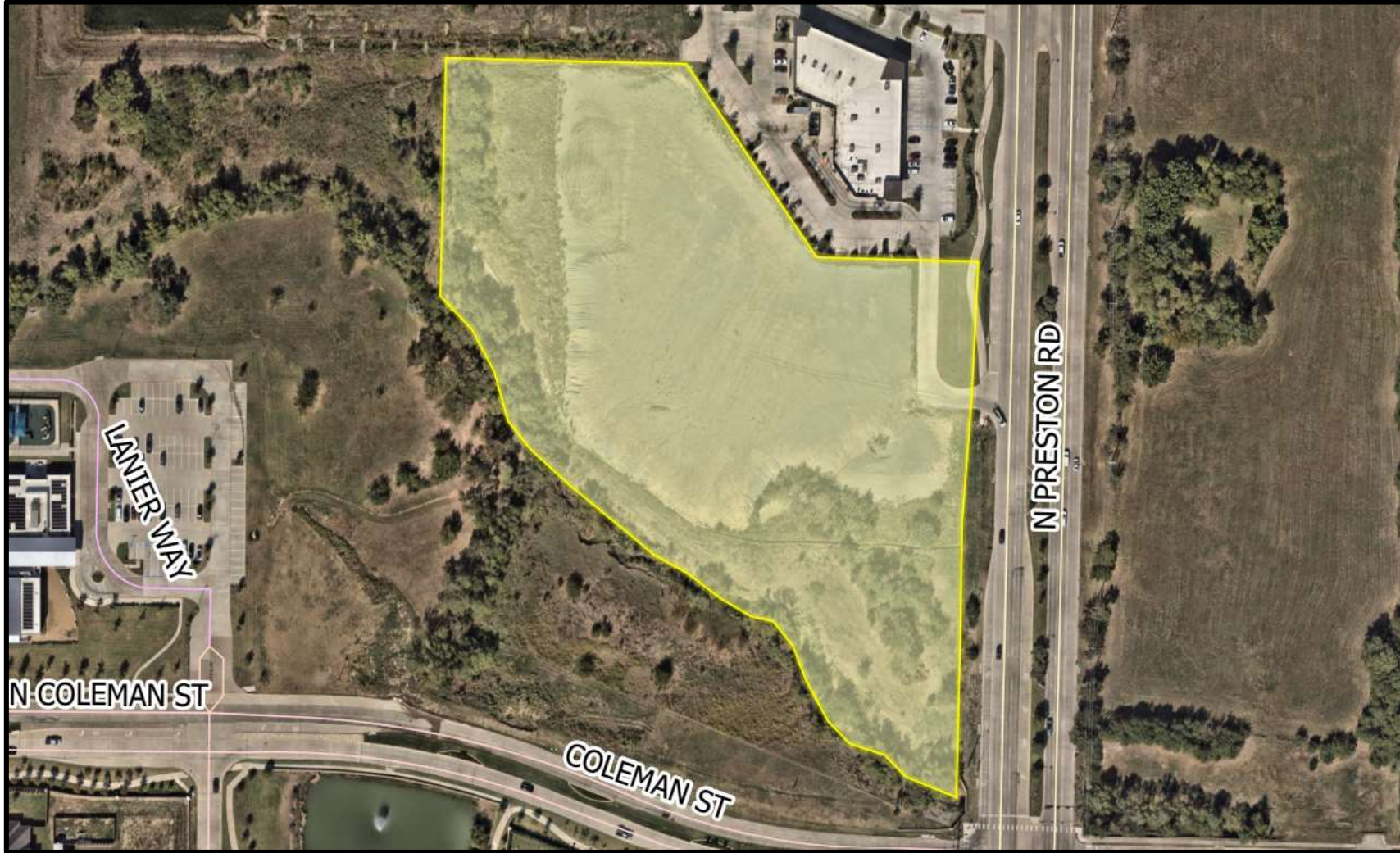
## History:

- A Preliminary Site Plan (DEVAPP-24-0128) was approved by the Planning and Zoning Commission on June 17, 2025.

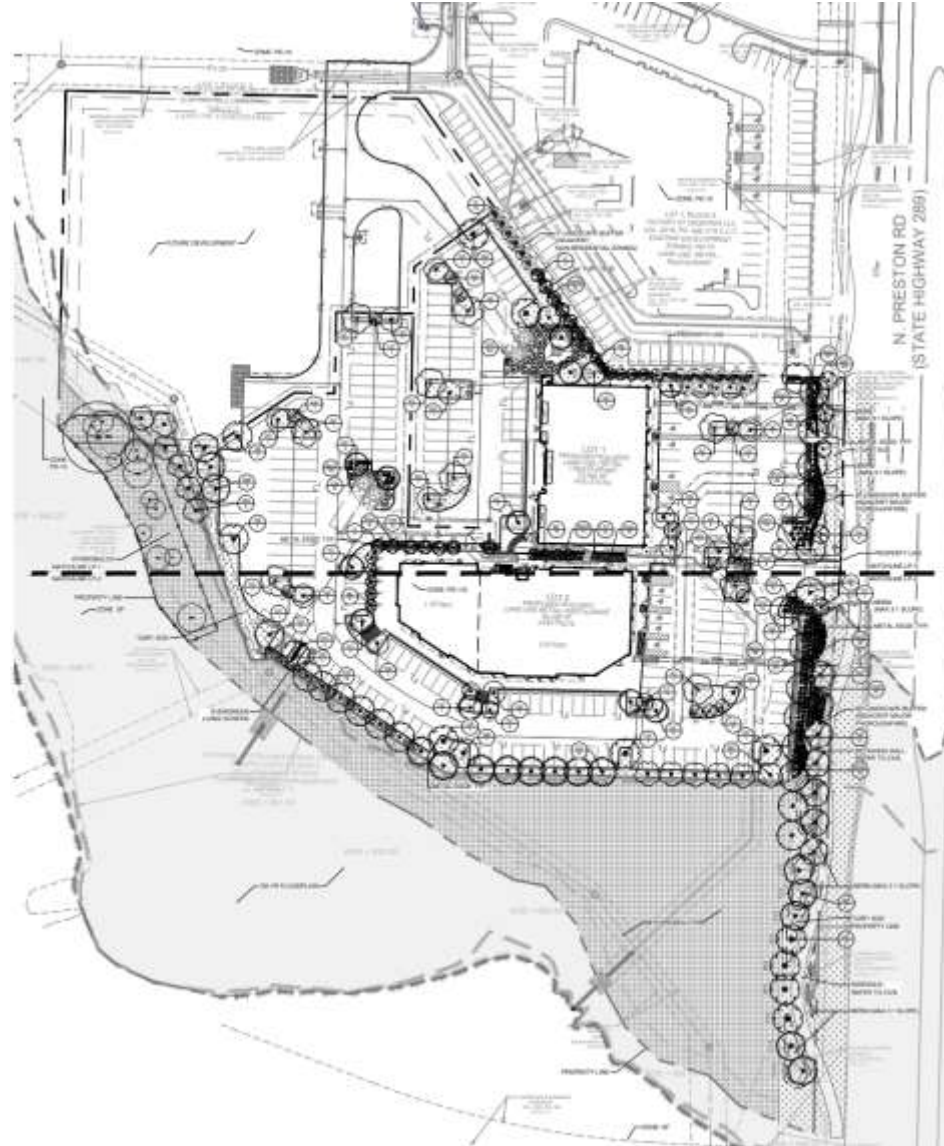
# Screening

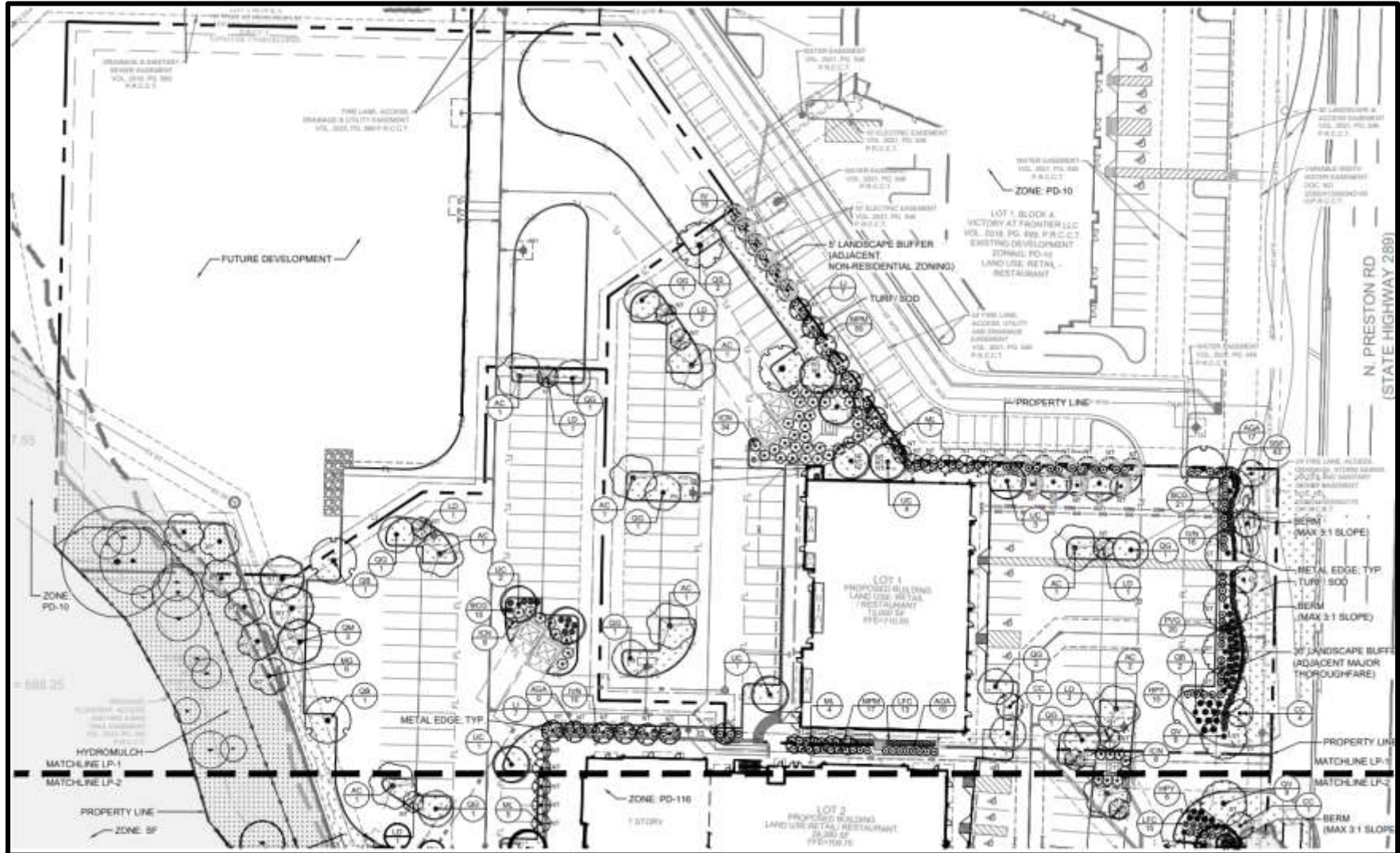
## Living Screen:

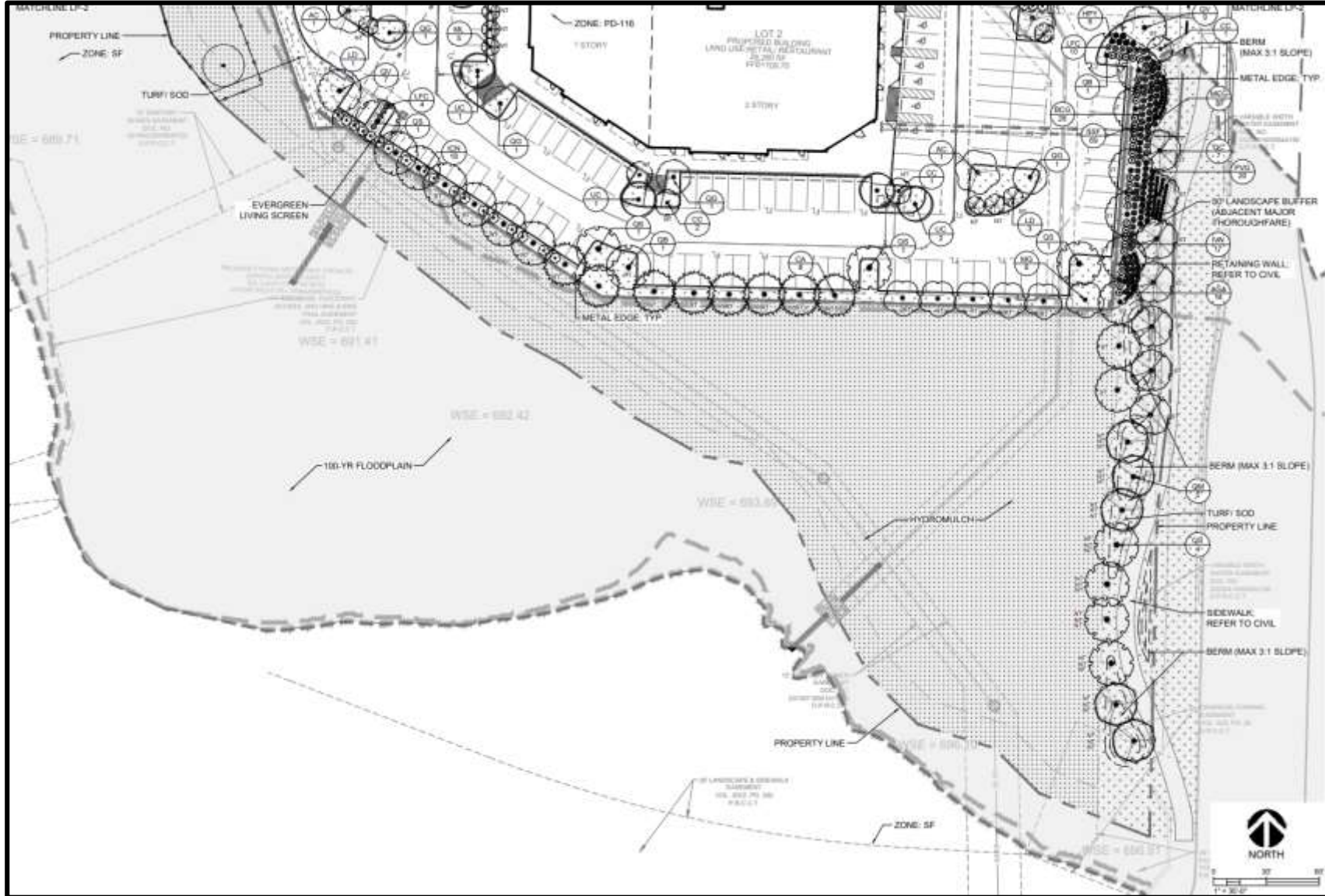
- Living screen being proposed on southern boundary of Lot 2 in lieu of six-foot masonry wall.
  - Planning and Zoning Commission may approve living screens when deemed necessary.















# Victory at Frontier, Block A, Lot 8 (DEVAPP-25-0110)

# Proposal

## Purpose:

- Construct two restaurant/retail buildings totaling 32,783 square feet and associated parking.
  - Building 1: Restaurant/Retail (15,258 SF)
  - Building 2: Restaurant/Retail (17,525 SF)

## History:

- A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning and Zoning Commission on November 4, 2025.









