



PARKS AND RECREATION DEPARTMENT

To: Mayor and Town Council

From: Dan Baker, Director of Parks and Recreation

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

Re: Subject – Park Improvement and Parkland Dedication Agreement with Prosper Hills and Park Place Property Developments

Town Council Meeting – February 25, 2025

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper, PPP 100 Dev, LLC, and Shaddock-Prosper Park Place 2, LLC, for the Park Place and Prosper Hills developments.

Description of Agenda Item:

By Town Ordinance, developers in Prosper are assessed Park Improvement and Parkland Dedication fees for residential development. These fees and dedicated land are used to build parks, park amenities, and hike and bike trails. The fee structure is \$1,500 per single-family residential unit, and 1 acre of parkland dedicated per 35 single-family units, or the equivalent in cash based on current market value per acre of land.

The Parks Department has negotiated with the developers of Park Place and Prosper Hills to use a portion of the fees from these developments to pay for a combination of widened walks, 12 foot-wide Veloweb hike and bike trail, soft-surface nature trails, and a gravel parking lot. These improvements are illustrated in the exhibits of the attached Agreement. These trail and park improvements will be made to the Windsong Community Park property and the immediate surrounding area. The developer will construct the improvements outlined in the Agreement and provide proof of costs to Town Staff. If the costs are approved, the amount is credited back to the developer in lieu of Park Improvement Fee payments due to the Town.

The Parks and Recreation Board unanimously approved this Park Improvement Fee Agreement at their February 13, 2025 meeting.

Budget Impact:

Park Improvement Fees set forth in this Agreement:

- Park Place Property – 206 lots @ \$1,500 = \$309,000

- Prosper Hills Property – 166 lots @ \$1,500 = \$249,000

Parkland Dedication Fees set forth in this Agreement:

- Park Place Property – 206 lots @ 1 acre per 35 residential units = 5.886 acres. Land valuation of \$108,444 / acre per 2024 Denton Central Appraisal District valuation. Fee in lieu of dedication = \$638,270.
- Prosper Hills Property – 166 lots @ 1 acre per 35 residential units = 4.743 acres. Land valuation of \$90,018 / acre per 2024 Denton Central Appraisal District valuation. Fee in lieu of dedication = \$426,943.

The schedule below of negotiated improvements to be credited the Developer against Fees owed to the Town. The balance of fees not credited will be paid to the Town in cash.

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COMPLETED TOTAL	NOTES
Estimated Park Trail Improvements Costs					
12' Veloweb Trail	LF	2,250	\$ 95.00	\$ 213,750.00	alignment TBD
Low water crossings	EA	3	\$ 25,000.00	\$ 75,000.00	materials / lengths TBD
10' Collector Trail	LF	750	\$ 71.15	\$ 53,362.50	along north side of Prosper Trail & connect to Windsong Ph 9 to west
Temporary Parking Area	EA	1	\$ 35,000.00	\$ 35,000.00	gravel
Primitive Trail	LF	6,150	\$ 8.00	\$ 49,200.00	mowed paths
Miscellaneous	LS	1	\$ 10,000.00	\$ 10,000.00	benches, trash cans, etc.
Total				\$ 436,312.50	

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. Park Improvement Fee Agreement for Park Place & Prosper Hills.

Town Staff Recommendation:

Town Staff recommends approval of a Park Improvement Fee Agreement between the Town of Prosper, PPP 100 Dev, LLC, and Shaddock-Prosper Park Place 2, LLC, for the Park Place and Prosper Hills developments.

Proposed Motion:

I move to approve a Park Improvement Fee Agreement between the Town of Prosper, PPP 100 Dev, LLC, and Shaddock-Prosper Park Place 2, LLC, for the Park Place and Prosper Hills developments.