



PARKS AND RECREATION

To: Mayor and Town Council

From: Dan Baker, Director of Parks and Recreation

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

Re: Park Improvement Fee Agreement - Mirabella

Town Council Meeting – May 19, 2026

**Strategic Visioning Priority: Provide Excellent Municipal Services
Accelerate Infrastructure Delivery**

Agenda Item:

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Jen Texas 40 for the Mirabella development.

Description of Agenda Item:

By Town Ordinance, developers in Prosper are assessed park improvement fees and park dedication fees for residential development. These park fees are used to acquire land and build parks, park amenities, and hike and bike trails. The grandfathered park improvement fee structure is \$1,200 per single-family residential unit per an agreement between the Town of Prosper, 104 Prosper and 310 Prosper (recorded in 2005). The Park Dedication Fee is determined by taking the larger amount of the number of lots divided by 35 or 5% of the development area. This calculation yields the required acreage for land dedication or a fee in lieu of the land dedication based on the land value.

The developer is requesting consideration of an Agreement to:

- (1) Receive credits to the park improvement fees in exchange for constructing trail adjacent to their development. Developer owes \$345,600 in park improvement fees and is requesting \$225,000 credit for trail construction. Developer will pay the remaining \$120,000 due to the Town.
- (2) Dedicate 19.4 acres (2.3 acres non-floodplain) for a 9.55-acre dedication requirement.

The Parks and Recreation Board is reviewing and considering a recommendation of the Park Improvement Fee Agreement at their meeting on May 13, 2026.

Budget Impact:

- Park improvement fees credited – 288 lots @ \$1,200 = \$345,600.00
- Park dedication fees credited – 288 lots / 35 = 8.229 acres or 5% of 191 acres = 9.550 acres. Staff recommends accepting the 9.550 acres.

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 Mirabella

Town Staff Recommendation:

Town Staff recommend the Town Council approve a Park Improvement Fee Agreement between the Town of Prosper and Jen Texas 40 for the Mirabella development.

Proposed Motion:

I move to approve the Park Improvement Fee Agreement between the Town of Prosper and Jen Texas 40 for the Mirabella development.