



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 26, 2025

Call to Order/ Roll Call.

The meeting was called to order at 6:18 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
Bob Scott, Deputy Town Manager
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Larenz Taylor, Management Analyst
Hulon Webb, Director of Engineering
Carrie Jones, Public Works Director
Dan Baker, Parks and Recreation Director
Chris Landrum, Finance Director
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Dakari Hill, Senior Planner
Skylar Sparks, Help Desk Technician I
Todd Rice, Communications Director
Leigh Johnson, IT Director
Stuart Blasingame, Fire Chief
Randall Gurney, Emergency Management Coordinator
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief

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

Joshua Reeves with The Cause 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 us for a public Town Hall meeting regarding the fiscal year 2025-2026 Proposed Budget on Thursday, August 28 at 6:00 p.m. in the Council Chambers. Town staff will provide a presentation and be available for questions.

Reminder that Town Hall Offices will be closed on Monday, September 1 for the Labor Day Holiday. There will be no delays in trash services, and they will run as normally scheduled.

The Town of Prosper Water Resources has teamed up with Rooted In for a hands-on workshop on Tuesday, September 9 at 6 pm at Prosper Central Fire Station, located at 911 Safety Way. Learn all about native Texas plants and how you can grow a garden that's both beautiful and sustainable. Register at www.prosper.tx.gov/waterconservation.

Join us on Thursday, September 11 at 9 a.m. for a day of remembrance. This community event will take place at Prosper Fire Rescue Central Station located at 911 Safety Way. Carter BloodCare will be onsite from 7:30 a.m. to 6:00 p.m. for anyone wishing to donate.

The Prosper Economic Development Corporation is hosting the next Prosper Exchange on Monday, September 22 at 6:00 p.m. The topic "The Exponential Growth of North Texas" will look at the region's growth and what it means for Prosper. There is no fee to attend, but residents are asked to register by visiting www.prosperedc.com.

Mayor Bristol announced residents had one more week to log minutes for the summer season of the Mayor's Fitness Challenge.

Presentations.

1. **Proclamation declaring the month of September as National Preparedness Month. (RG)**

Mayor Bristol read and presented a Proclamation to Mr. Gurney, Emergency Management Coordinator and Chief Blasingame, Fire Chief.

CONSENT AGENDA:

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

2. **Consider and act upon the minutes of the August 12, 2025, Town Council Work Session meeting. (MLS)**
3. **Consider and act upon the minutes of the August 12, 2025, Town Council Regular meeting. (MLS)**
4. **Consider and act upon the minutes of the August 14, 2025, Town Council Special meeting. (MLS)**
5. **Consider and act upon moving the September 9, 2025, Town Council Work Session and Regular meeting to Tuesday, September 16, 2025. (MLS)**
6. **Consider acceptance of the July monthly financial report for fiscal year 2025. (CL)**
7. **Consider and act upon Resolution 2025-36 approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the Company's 2023 Rate Review Mechanism Filing; declaring the existing rates to be unreasonable; finding the rates to be set by the attached Settlement Tariffs to be reasonable and in the public interest; and approving an attachment establishing a benchmark for pensions and retiree medical benefits. (TW)**

8. **Consider and act upon Resolution 2025-37 suspending a requested GRIP rate increase from CoServ Gas, Ltd. (TW)**
9. **Consider and act upon authorizing expenditures with SDB Contracting Services for remodeling services and ODP Business Solutions for furniture additions to the Town Hall I.T. Department for \$260,642. (LJ)**
10. **Consider and act upon approving Resolutions 2025-38, 2025-39, 2025-40, 2025-41 authorizing matching funds for projects submitted under the State and Local Cybersecurity Grant Program. (LJ)**
11. **Consider and act upon rejecting all bids related to Competitive Sealed Proposal (CSP) No. 2025-11-B for the Doe Branch Pedestrian Trail and Bridge, and direct staff to reduce the scope of the project to include only the northern section of trail along Fishtrap Road and Gee Road. (DB)**
12. **Consider and act upon authorizing the Town Manager to direct Wopac Construction, Inc. to construct two crosswalks in the amount of \$122,240. (CJ)**
13. **Consider and act upon Ordinance 2025-42 adopting land use assumptions and a capital improvements plan and establishing impact fees for water, wastewater, and roadways, by amending Article 10.02, "Capital Improvements and Impact Fees," of the Town of Prosper Code of Ordinances. (DLH)**

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 2 through 13. Councilmember Kern seconded the motion. Motion carried unanimously.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

14. **Conduct a Public Hearing and consider and act upon a request to rezone 0.7± acres from Single Family-15 to Planned Development-Downtown Office on Collin County School Land Survey 12, Abstract 147, Tracts 39 & 177, located on the northwest corner of Lane Street and First Street. (ZONE-25-0001) (DH)**

Mr. Hill presented the item stating the purpose of the request. The buyer will develop the site based on the permitted uses and regulations and follow all standards outlined within the Planned Development. The Planning and Zoning Commission recommended approval at their August 5 meeting. Staff recommends approval.

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 to rezone 0.7± acres from Single Family-15 to Planned Development-Downtown Office on Collin County School Land Survey 12, Abstract 147, Tracts 39 & 177, located on the northwest corner of Lane Street and First Street. Councilmember Ray seconded the motion. Motion carried unanimously.

15. Conduct a Public Hearing and consider and act upon a request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012) (DH)

Ms. Porter introduced the item providing a background of the item marking the work session previously held with the Planning and Zoning Commission, which the applicant discussed the need for an additional 600 multifamily units in Subdistrict 2 and the additional single-family units in Subdistrict 3, which came from a change in the original concept for this area. Descriptions of each Subdistrict listed were given. The Planning and Zoning Commission unanimously recommended approval at their August 5 meeting. Staff recommends approval.

Mayor Bristol opened the public hearing.

Matthew Kiran, 980 Broadmoor, stated his support for the project.

Mayor Bristol closed the public hearing.

The Town Council discussed items in both subdistricts, which included requiring open fencing on homes abutting main streets, multi-family standards, interior HVAC corridors, ratio for multi-family units, adding language for upscale hospitality and upscale retail, screening and landscaping, number of proposed units, location of multi-family, park dedication and/or fees, maintenance of open space areas, and lot sizes of proposed single-family units.

Mayor Pro-Tem Bartley made a motion to approve the request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street, including additionally:

1. The northern tier of single-family homes in Subdistrict 3 along Main Street and McKinley Street shall have open face fencing;
2. In Subdistrict 2, all surface parking shall be screened along major roadways;
3. All multi-family buildings in Subdistrict 2 shall have air conditioned and heated corridors and hallways;
4. Any hospitality and retail uses shall be upscale, as referenced during Town Council consideration;
5. The Development Agreement for this project shall contain the standard family-friendly provisions;
6. Both the zoning ordinance and Development Agreement shall include a police storefront on the tract;
7. The development shall require special consideration of the corner treatments of the multi-family structures;
8. The development shall contain enhanced exterior masonry requirements for all multi-family structures; and
9. No more than 37% of the multi-family units shall be two bedrooms, with all remaining units to be one bedroom.

Councilmember Andres seconded the motion. Motion carried with a 5-2 vote. Councilmember Ray and Deputy Mayor Pro-Term Kern voting in opposition.

The Town Council took a brief break from 8:05 p.m. to 8:18 p.m.

- 16. Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022) (DH)**

Mr. Hill presented the item noting the proposed zoning case requires an amendment to the Future Land Use Plan from Medium Density Residential to High Density Residential if approved. The intent of the request is to construct a maximum of 800 single-family homes. On the eastern tract of the property, would consist of 275 single-family homes, and on the western tract of the property, the intent is to construct a maximum of 525 age-restricted single-family homes for residents 55 years of age and older. Mr. Hill outlined the district regulations, the permitted uses by right and by Specific Use Permit, and potential open space and amenities within each tract. The Planning and Zoning Commission unanimously recommended denial at their August 5 meeting. Their concerns were with the age-restricted single-family residential section specific to the overall density being too high, the Type E Lots being too small, and the lack of connectivity from the southern portion to the amenity center. The Town did receive two letters of support regarding the item. Staff recommends approval.

Mr. Boswell, representing the owner, presented the proposed project highlighting both the eastern and western tracts of the property noting landscaping that would be used, 8 ft. setbacks, trail plans, and types of houses/products to be built.

Mayor Bristol opened the public hearing.

Mark Carey, 15080 Parvin Road, spoke in favor of the project. He supported the developer and builder along with the age-restricted component.

Vijay Borra, 9111 Cypress Waters Blvd. 140, Coppell, TX, spoke in favor of the proposed project and developer.

Mayor Bristol closed the public hearing.

The Town Council expressed concerns of the age-restricted component of the project and long-term effects and the request to amend the Future Land Use Plan for density change.

Mayor Pro-Tem Bartley made a motion to table a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385 to the September 16 regular meeting. Councilmember Kern seconded the motion. Motion carried unanimously.

- 17. Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (COMP-24-0002) (DH)**

Mayor Pro-Tem Bartley made a motion to table a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385 to the September 16 regular meeting. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried unanimously.

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

Capital Improvements Subcommittee: Mayor Pro-Tem Bartley noted they made changes to the budget items and will be meeting again on September 3.

Finance Subcommittee: Councilmember Ray noted it consisted of reviewing budget items.

Legislative Subcommittee: Mayor Bristol noted that an update will be provided due to the Special Session currently taking place.

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

Councilmember Andres requested an update regarding the breakdown of TIRZ No. 1.

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

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

Section 551.071 - 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 9:11 p.m.

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

The Town Council reconvened into Regular Session at 10:03 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 10:04 p.m.

These minutes were approved on the 16th day of September 2025.

APPROVED:

David F. Bristol

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni

Michelle Lewis Sirianni, Town Secretary

