



## MINUTES

**Prosper Town Council Work Session**  
Prosper Town Hall – Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, October 14, 2025

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

The meeting was called to order at 5:02 p.m.

### **Council Members Present:**

Mayor David F. Bristol  
Mayor Pro-Tem Amy Bartley  
Deputy Mayor Pro-Tem Chris Kern  
Councilmember Marcus E. Ray *arrived at 5:12 p.m.*  
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  
David Hoover, Development Services Director  
Hulon Webb, Director of Engineering  
Dan Heischman, Asst. Director of Engineering, Development  
Suzanne Porter, Planning Manager  
Tony Luton, Human Resources Director  
Todd Rice, Communications Director

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

#### **1. Discussion regarding the Unified Development Code (UDC). (DH)**

Mr. Hoover introduced the item indicating the Planning and Zoning Commisison have been reviewing the proposed UDC over the past nine months allowing them to revise various sections. A draft was placed on the website for members of the public to view.

A consultant with Freese and Nichols provided an overview of the substantial changes being proposed within the UDC. Next steps included combining and adopting the code with any other recommended changes by the Town Council.

The Town Council discussed the proposed changes recommending further discussion and possible changes within building permits timeframes, lights, and definitions within zoning regulations.

### **EXECUTIVE SESSION:**

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

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

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

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

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

*Section 551.071 – Consultation with the Town Attorney to discuss legal issues associated with any agenda item.*

The Town Council recessed into Executive Session at 5:48 p.m.

**Reconvene into Work Session.**

The Town Council reconvened into the Work Session at 6:16 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 6:16 p.m.

These minutes were approved on the 28<sup>th</sup> day of October 2025.

**APPROVED:**



David F. Bristol, Mayor

**ATTEST:**



Michelle Lewis Sirianni, Town Secretary

