



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 9, 2026

Call to Order/ Roll Call.

The meeting was called to order at 6:16 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 Doug Charles
Councilmember Cameron Reeves

Council Members Absent:

Councilmember Craig Andres

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
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Gary Landeck, Library Director
Carrie Jones, Public Works Director
Stephen Tanner, Director of Community Engagement & Experiences
David Angels, Parks and Recreation Director
Shaw Eft, Assistant Fire Chief
Ken Myers, Interim Police Chief
Muya Mwangi, IT Specialist I

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

Bob Scott 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:

Citizens may now register for Prosper Citizens Fire Academy. Classes run for 10 weeks on Thursday evenings from 6:30 to 9:00 p.m., beginning August 6 at Central Fire Station. Spots are limited and registration closes July 11, so be sure to secure your spot soon. To learn more and register, visit prosper.tx.gov/citizensfireacademy.

Join us on Friday, June 12 at 6:00 p.m. in Downtown Prosper for Stars, Stripes, and Prosper Nights as part of the America 250 community-wide series. Spend a fun evening enjoying the car show, live music, and free Kona Ice on the plaza.

Join the Prosper Community Library on Thursday, June 18 at 10:00 a.m. for Cooking with Chefsville. Celebrate the art of cooking with real chef instructors through cooking demos and hands-on activities. This event is geared towards elementary aged children with a library membership required to obtain tickets. Tickets will be available 30 minutes before the event.

The America 250 community-wide series will continue through July 4 and highlight both America's history and Prosper's hometown spirit with a variety of events and activities taking place in Downtown Prosper and throughout town. Residents are invited to enjoy the festivities and take part in this milestone celebration. Explore the full schedule of events at prospertx.gov/america250.

Presentations.

1. America 250. (DFB)

Mr. Scott read a historical background on the "First Secretary of the Treasury." Mayor Bristol added the America 250 series can be viewed on the Town's YouTube Channel.

2. Hometown Heroes. (RB)

Mayor Bristol recognized Colonel Kenneth E. Seguin, Master Sergeant Sharon L. Seguin, Captain Alexander D. Seguin, Captain Leanne M. Seguin, Captain Rachel A. Seguin, Major Jefferson O. Seguin, Major Joseph E. Seguin, Captain Gregory R. Seguin, Major Jeff Bankard, E-4 Specialist Adam Olsen, Sergeant Winfred Robinson, Sergeant Henry Robinson, Master Sergeant Ronald Underwood, and Master Sergeant Terell White. They were all presented with a certificate from the Town, a flag and coin from the Prosper Rotary and Historical Society.

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.

- 3. Consider and act upon the minutes from the May 12, 2026, Town Council Regular meeting. (MLS)**
- 4. Consider and act upon the minutes from the May 19, 2026, Town Council Regular meeting. (MLS)**
- 5. Consider and act upon authorizing the Town Manager to execute an audit engagement letter between Weaver and Tidwell, L.L.P., and the Town of Prosper, Texas, related to the fiscal year 2026 annual audit. (CL)**
- 6. Consider and act upon authorizing the Town Manager to execute a Standard Utility Agreement (SUA) U-Number U00026000 between the Texas Department of Transportation and the Town of Prosper, Texas, for the reimbursement of costs incurred in adjustment and relocation of the Town's water facilities along Frontier Parkway (FM 1461), up to the amount of eligibility for State participation. (LH)**
- 7. Consider and act upon Ordinance 2026-26 for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2±**

acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009) (DH)

8. **Consider and act upon authorizing the Town Manager to execute a Development Agreement between Christa Patel and Jimit Patel and the Town of Prosper relative to a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (DEVAGRE-26-0004) (DH)**

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 3 through 8. Councilmember Kern seconded the item. Motion carried with a 6-0 vote.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

9. **Consider and act upon a request for a rezoning of 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025) (DH)**

Mr. Hoover introduced the item noting the applicant has made changes based on the recommendations received by the Council.

Ms. Alexa Knight with Daake Law presented an overview of the project location including the current plan with land uses, phasing, and overall economic impact to the Town.

Mr. Paul Freeland, Landscape Architect with Kimley-Horn spoke to the open spaces, pocket parks, amenity center, signature lake, and additional landscape features that were added to the development.

Brian Moore with GFF Design, spoke to the design elements and the increase in open/green space and the signature lake.

Mayor opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

Mayor Bristol acknowledged his appreciation for the applicants efforts and bringing forward a different proposal.

Mayor Pro-Tem Bartley made a motion to approve a request for a rezoning of 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive subject to the Right-of-Way Section, Section E-E in the Retail Subdistrict as shown in the Conceptual Plan subject to a Development Agreement, and subject to the following changes in Exhibit C:

Concept Plan B(c) - The commercial development proposed along First Street (phase 1 – 60,950 sf) must have an approved site plan and must have foundation in and be

released for vertical construction prior to the townhomes commencing vertical construction.

Section 1 Neighborhood Subdistrict:

1(a)ii: The following uses are allowed by right, a maximum of 86 townhomes, private open space and amenity facilities.

1(b)i1(b): Minimum front yard setbacks to 25 ft.

Minimum square foot for a townhome to 1300 sq. ft.

Section 2 Retail Subdistrict:

2a2 – Hotel Regulations – aiii – hotel amenities

iii. Shall provide at least one of the following amenities

1. Indoor or outdoor swimming pool; or
2. Spa, sauna or wellness facility

In addition to the amenity required in Subsection 1, the hotel shall provide at least three (3) additional amenities from the list below, excluding the amenity selected to satisfy Subsection 1:

1. Indoor/outdoor pool
2. Spa/Sauna or wellness facility
3. Weight Room/Fitness Center
4. Playground
5. Sports Court
6. Game Room
7. Jogging Trail
8. Executive or Club Lounge

2(a)v- Shall provide a minimum total of 10,000 square feet of Indoor meeting/event space.

Must provide room service for at least breakfast and dinner, and provide concierge services.

Retail District Permitted Uses:

- Big Box – SUP
- Private School – SUP
- Wireless communication and support structures – SUP

Section 3: Building Design Standards

Office Design Standards:

b(ii): Decorative or enhanced concrete tilt wall shall be a permitted material for up to 25% and not used on primary facades facing open space, streets, hotel frontage or park space. Also must incorporate material changes (masonry), architectural detailing and façade articulation.

J) Building Materials – Increase primary materials to 80%, reduce cementitious panel to 20% or move to secondary material list. Remove stucco completely.

Landscape Plan: Addition of concrete edging throughout development.

And subject to Engineering Standards proposed for the internal drive in the Retail Subdistrict.

Motion seconded by Deputy Mayor Pro-Tem Kern.

Councilmember Ray noted his appreciation for accommodating and the removal of the multi-family. He has no hesitations to the recommended changes. Councilmember Reeves and Charles shared their appreciation and hard work on the project.

Motion carried with a 6-0 vote.

10. Consider and act upon a request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the detention pond on the proposed AMR Premium Storage site. (DH)

Mr. Hoover presented the item stating the Town's current Ordinance requires wet detention ponds and would require a waiver to be requested from the Town Council to allow for a dry detention pond. The project is located on the westside of Coleman south of Prosper Trail with the pond being proposed in the rear between the railroad tracks. Staff did not find any physical constraints, hydraulic limitations, or other hardships that would prevent providing a wet pond at the proposed location. Therefore, the staff recommends denying the request for a waiver to allow a dry pond.

The Town Council discussed their preference of a wet detention pond over a dry detention pond due to the maintenance concerns and visibility.

Mayor Pro-Tem Bartely made a motion to deny a request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the proposed AMR Premium Storage Garages site. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

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

CIP: Mayor Pro-Tem Bartley noted they discussed the Parks and Public Works Service Center, projects from the Capital Dedicated fund, and the traffic calming program.

Downtown Advisory Committee: Councilmember Reeves noted the committee reviewed a small area plan, received updates on the historical markers, and recent and future events.

Community Engagement Committee: Mayor Pro-Tem Bartley noted the committee discussed America 250 events, sharing the events on social platforms, received reports from the working groups, and preparing for the MYAC application process.

Charter Review Committee: Ms. Lewis Sirianni noted the committee held their introductory meeting discussing the review process and completion timeline.

Denton County Mayor's Council: Mayor Pro-Tem Bartley commented on attending their recent meeting and their main focus on growth, ERCOT, and data centers.

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.

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

Section 551.071 - Consultation with the Town Attorney regarding legal issues relative to the recent Attorney General opinion.

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 7:28 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 8:23 p.m.

Councilmember Reeves made a motion to authorize the Town Manager to execute an Economic Development Incentive Agreement with Prosper Tollway Plaza LLC and the Town of Prosper. Mayor Pro-Tem Bartley seconded the motion. Motion carries with a 6-0 vote.

Adjourn.

The meeting was adjourned at 8:24 p.m.

These minutes were approved on the 23rd day of June 2026.

APPROVED:



David F. Bristol, Mayor

ATTEST:



Michelle Lewis Sirianni, Town Secretary

