



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 23, 2026

Call to Order/ Roll Call.

The meeting was called to order at 6:15 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 Doug Charles
Councilmember Cameron Reeves

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
Pete Anaya, Assistant Director of Engineering, Capital Projects
Lindy Higginbotham, Senior Engineer
Alexis Turner, Civil Engineer
Chris Landrum, Finance Director
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Carrie Jones, Public Works Director
Stephen Tanner, Director of Community Engagement & Experiences
Myrisa Petty, Communications Specialist
David Angeles, Parks and Recreation Director
Shaw Eft, Assistant Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Scott Brewer, Assistant Police Chief
Skyler Sparks, IT Specialist I

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

Jeremy Meister with Gateway 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:

The Prosper Community Library will hold its annual July 4th parade on Thursday, July 2. Meet on the north lawn of Town Hall at 9:30 a.m. dressed in your festive red, white, and blue attire. The event is open to families of all ages. Come join in on the fun with the library. For more information, visit prospertx.gov/america250.

The annual Pride in the Sky Independence Day Celebration held by Cedarbrook Media will take place on Thursday, July 2 at Frontier Park. Festivities begin at 5:00 p.m. and will include live music, Kid Zones, food, games, and fireworks set to music. Come out for a night of celebration and fun.

The community is invited to a Liberty Tree Dedication Ceremony being held by the Shawnee Trail Chapter of the NSDAR on Wednesday, July 8 at Frontier Park, which will include a special dedication by Mayor David Bristol, as well as patriotic readings, planting ceremony, and remarks by chapter officers.

A reminder that Town Hall Offices will be closed on Friday, July 3 for the Independence Day Holiday. There will be no delays in trash services and will run as normally scheduled. However, the Saturday bulk collection drop off located at Public Works will be closed on July 4. Lastly, The Prosper Community Library will be closed on Friday, July 3 and Saturday, July 4 for the Independence Day holiday.

Presentations.

1. America 250. (DFB)

Mayor Bristol read a historical background on the "Celebration of the Birth of our Country." Mayor Bristol added the America 250 series can be viewed on the Town's YouTube Channel.

2. Hometown Heroes. (RB)

Mayor Bristol recognized Captain Randy Breeding, Lieutenant Commander Richard Hathaway, E3 Ryan Pasko, Specialist Joey Stinson, and Master Sergeant Barnett Walker. They were all presented with a certificate from the Town, a flag and coin from the Prosper Rotary and Historical Society.

3. Presentation of a Certificate of Appreciation from Captain Reeves of the Civil Air Patrol. (MLS)

Captain Reeves, Unit Commander, presented Mayor Bristol a Certificate of Appreciation and model airplane for his support with initiatives for the community by the Civil Air Patrol.

4. Recognize the Town Secretary's Office with the Texas Municipal Clerks Achievement of Excellence Award. (MLS)

Tina Stewart with the City of the Colony and Trustee for TMCA presented the award to Ms. Lewis Sirianni.

5. Recognition of the 2026 Mayor's Teen Government Academy. (MP)

Mayor Bristol presented certificates and recognized the 2026 Mayor's Teen Government Academy.

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.

6. Consider and act upon the minutes from the June 9, 2026, Town Council Work Session meeting. (MLS)
7. Consider and act upon the minutes from the June 9, 2026, Town Council Regular meeting. (MLS)
8. Consider acceptance of the May monthly financial report for fiscal year 2026. (CL)
9. Consider and act upon approving the purchase of one (1) 2026 Ford F-150 Crew Cab Truck with Equipment Install for \$69,715.75 from Silsbee Ford utilizing TIPS Contract 240901 and one (1) 2026 Chevrolet Tahoe PPV with Equipment Install from Lake Country Chevrolet for \$96,201.05, utilizing TIPS Contract 240901. (KM)
10. Consider and act upon authorizing the Town Manager to execute a contract with PM AM Corporation for alarm management services, including alarm registration, billing, renewal processing, and false alarm administration utilizing Texas DIR-CPO-5263. (KM)
11. Consider and act upon Resolution 2026-27 authorizing the Town Manager, and/or his/her designee, to apply for the Texas Water Development Board, Water Supply and Infrastructure Grant Program and consider and act upon authorizing the Town Manager, and/or his/her designee, to accept the Texas Water Development Board, Water Supply and Infrastructure Grant Program upon award, and to take any and all actions relating thereto. (LH)
12. Consider and act upon Ordinance 2026-28 to rezone 60.1± acres from Agricultural (A) and Planned Development-71 (PD-71) to Planned Development-138 (PD-138), located on the south side of First Street and 1,500± feet east of Legacy Drive. (ZONE-24-0025) (DH)
13. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Prosper Tollway Palazzos LLC and PTP Retail Holdings LLC and the Town of Prosper relative to Bella Prosper. (DEVAGRE-26-0005) (DH)
14. Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 6 through 14. Councilmember Kern seconded the item. Motion carried unanimously.

CITIZEN COMMENTS

Melissa Thompson, 871 White River Dr., expressed her disappointed on the lack of social media post(s) regarding the Juneteenth Holiday. She requested for more exposure next year.

Angela Johnson, 1341 Cedar Springs Dr., deferred her time to Ms. Ryan.

Stephanie Ryan, 4220 Tranquility Lane, deferred her time to Ms. Ryan.

Abigail Ryan, 4220 Tranquility Lane, expressed her concerns on the wrongful use of Flock Cameras and requested they be removed from the Town.

Items for Individual Consideration:

- 15. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agricultural to a Planned Development for Event Center, Hotel, Office, Restaurant, Retail, and Tennis Club uses on Parvin 1385 Addition, Block A, Lot 1, and a portion of Lot 2, on 54.2± acres, located on the south side of Parvin Road and 930± feet east of FM 1385. (ZONE-26-0003) (DH)**

Mr. Hoover introduced the item noting the location of the proposed project, surrounding zoning, district regulations, permitted uses, parking ratio, landscaping/screening, the internal road, phasing plan, architectural standards, and open space requirements and amenities. The Planning and Zoning Commission recommended approval subject to evergreen trees in living screen and limited stucco to 20%. Mr. Hoover stated staff has outlined additional items for consideration including within the PD Standards, Schedule of Uses that they include a bank with a drive-through require an SUP; include a college, university, trade or private boarding school, and a community center. Within Development Standards exclude the use of cementitious fiber board, EIFS, or stucco as a permitted building material; and to include the prohibited list of unfriendly family uses in the Development Agreement.

Mayor Bristol opened the public hearing.

Bill Dahlstrom representing the applicant, presented the project stating the request is to allow for a mixed-use development anchored by a premier tennis center. The project will include retail, restaurant, office, hotel uses, an event center, and active open green spaces. The plan conforms with the Town's Future Land Use Plan and the Comprehensive Plan. Mr. Dahlstrom explained the type of stucco they would be using (three part) and requestes to retain the ability to use, and outlined their phasing plan with the tennis center and internal street to be first with the request to have flexibility to continue with the project in order to market and develop the site at that same time.

Mayor Bristol closed the public hearing.

The Town Council discussed the phasing plan and desire for the tennis courts to have a Certificate of Occupancy and acceptance of the internal street before other phases start, and having a SUP for the drive-through to allow them to ensure there are no concerns with traffic flow.

The Town Council and applicant discussed ways to continue developing the project while they finished the tennis center.

Council took a brief recess at 7:37 p.m.

Council reconvened back into the meeting at 7:51 p.m.

Mayor Pro-Tem Bartley made a motion to approve a request for a rezoning from Agricultural to a Planned Development for Event Center, Hotel, Office, Restaurant, Retail, and Tennis Club uses on Parvin 1385 Addition, Block A, Lot 1, and a portion of Lot 2, on 54.2± acres, located on the south side of Parvin Road and 930± feet east of

FM 1385 subject to the addition of evergreen trees within the living screen along the east boundary and subject to the following changes:

Exhibit C - Planned Development Standards

D. Uses

- b. College, University, Trade, or Private Boarding School subject to SUP
- c. Community Center subject to SUP
- q. Bank with a Drive-Through subject to SUP

E. Development Standards

- 11. Add to exclude the use of stucco, EFIS, and cementitious fiber board.

Exhibit E – Phasing

Phase 1:

- Block D (abutting FM 1385) and Street A
- Tennis Center - Block A, Lot 1 would have to have an accepted foundation and permits to go vertical before Block C and Block D can begin

Development Agreement – Exhibit B

- Remove stucco as a primary use and can be a 20% use as an ancillary use excluding cementitious fiber board.
- Add language to include prohibiting the following uses: credit access businesses, body art facilities, smoke or vape shops, and business that sells drug paraphernalia, any businesses offering gaming or slot machines, sex shops, including but not limited to business entities whose primary purpose is to sell lewd merchandise, pawn shops, business entities which primarily use outdoor storage or displays, and package liquor stores.

Motion seconded by Councilmember Reeves. Motion carries unanimously.

- 16. Consider and act upon Resolution 2026-29 of the Town Council of the Town of Prosper, Texas, declaring the necessity to acquire certain properties for right-of-way and easements for the construction of the First Street (Coleman – Craig) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. (AT)**

Ms. Turner introduced herself and noted to facilitate the construction of this project, it is necessary for the Town to acquire right-of-way and easements. There are 20 properties affected. It is not anticipated that all parcels will require the use of eminent domain to complete the acquisition process, however, staff is requesting advance authorization to

pursue acquisition by eminent domain if standard negotiations are unsuccessful. Ms. Turner stated a roll call vote will be needed for this item.

Mayor Pro-Tem Bartley made a motion to approve Resolution 2026-29 of the Town Council of the Town of Prosper, Texas, declaring the necessity to acquire certain properties for right-of-way and easements for the construction of the First Street (Coleman – Craig) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. Deputy Mayor Pro-Tem Kern seconded the motion.

Mayor Pro-Tem Bartley, In Favor
Deputy Mayor Pro-Tem Kern, In Favor
Councilmember Charles, In Favor
Councilmember Reeves, In Favor
Councilmember Andres, In Favor
Councilmember Ray, In Favor
Mayor Bristol, In Favor

Motion carried unanimously.

- 17. Consider and act upon authorizing the Town Manager to execute a Professional Service Agreement between PAS Property Acquisition Services, LLC, and the Town of Prosper, Texas, related to land acquisition services for the First Street (Coleman – Craig) project, in the amount of \$215,000. (AT)**

Ms. Turner stated the services associated with this agreement are for land acquisition services for this project and standard practice for the Town due to the amount of time and resources that are needed.

Councilmember Andres made a motion to approve authorizing the Town Manager to execute a Professional Service Agreement between PAS Property Acquisition Services, LLC, and the Town of Prosper, Texas, related to land acquisition services for the First Street (Coleman – Craig) project, in the amount of \$215,000. Councilmember Charles seconded the motion. Motion carried unanimously.

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

CIP: Mayor Pro-Tem Bartley noted they discussed using Capital Dedicated funds for the Parks and Public Works Service Center Change Order.

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

Mayor Pro-Tem Bartley requested staff to place the Citizens Comments regarding Juneteenth on an upcoming CEC agenda.

Councilmember Reeves requested an update regarding the landscape issues in Glenbrooke Estates subdivision, the FM 1385 sound barrier, and the hydrant flushing occurring.

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 to discuss legal issues associated with any Work Session or Council Meeting agenda item.

No Executive Session took place.

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

No action was taken.

Adjourn.

The meeting was adjourned at 8:04 p.m.

These minutes were approved on the 14th day of July 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary