



MINUTES
Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 24, 2026
6:15 PM

Call to Order/ Roll Call.

The meeting was called to order at 6:19 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
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
Norma Perez, Utility Billing Administrator
Marsa Wages, Utility Customer Service Supervisor
Roxanne Garcia, Utility Clerk
Debby Wildes, Utility Clerk
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Carrie Jones, Public Works Director
Stuart Blasingame, Fire Chief
Todd Rice, Communications Director
Skyler Sparks, Help Desk Technician I
Ken Myers, Interim Police Chief
Scott Brewer, Assistant Police Chief
Tom Davis, Assistant Police Chief

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

Melvin Pugh with Prestonwood Baptist Church led the invocation. Cub Scout Pack 289 led the Pledge of Allegiance and the Pledge to the Texas Flag.

Announcements of recent and upcoming events.

Councilmember Reeves made the following announcements:

Registration is now open for the fourth annual P-Town Throwdown Pickleball Tournament being held on Saturday, March 28 at Raymond Community Park. The format is Mixed-Doubles for participants 18 years and older, with Recreational and Competitive Divisions based on player ratings. Learn more about the tournament at prospertx.gov/ptownthrowdown.

Registration is open for the spring season of the 2026 Mayor's Fitness Challenge which begins Sunday, March 1 and continues through May 31. Tracking sheets and online registration are available by visiting prospertx.gov/mayorsfitnesschallenge.

Join Mayor Bristol on Wednesday, March 11 from 9 am to 11 am at Fire Station No. 2 for Coffee for Active Adults. Residents may register by visiting the Special Events page through the Parks and Recreation Department.

The Town's annual Spring Cleanup will take place on Saturday, March 28 from 8:00 am to noon at Prosper Town Hall. Residents may dispose of various items. To enter the event, please be prepared to show your utility bill and valid driver's license. For more information, visit prospertx.gov/springcleanup.

1. Introduction of Interim Police Chief. (MC)

Mr. Canizares introduced Ken Myers, Interim Police Chief.

Chief Myers introduced himself and provided a brief background of his service experience.

2. America 250. (DFB/TR)

Mayor Bristol read a historical background on America regarding no taxation without representation. He noted upcoming videos being released every Friday on the Town's YouTube Channel.

Presentations.

2. Presentation of a Proclamation declaring March 2026 as Theatre in our Schools Month. (MLS)

Mayor Bristol read and presented a Proclamation to the Thesbian Group within Prosper ISD.

3. Recognize Norma Perez for her years of service. (RB)

Mayor Bristol read and presented a Proclamation to Norma Perez.

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.

5. Consider and act upon the minutes of the February 10, 2026, Town Council Joint Work Session meeting. (MLS)

6. Consider and act upon the minutes of the February 10, 2026, Town Council Regular meeting. (MLS)
7. Consider acceptance of the January monthly financial report for fiscal year 2026. (CL)
8. Consider and act upon Ordinance 2026-09 canceling the May 2, 2026, General Election. (MLS)
9. Consider and act upon approval of a Project and Finance Plan for Tax Increment Reinvestment Zone No. 3. (CE)
10. Receive the 2025 Annual Racial Profiling Report for the Prosper Police Department as required by state law. (KM)
11. Consider and act upon approving a payment to Oncor for the relocation of power poles as part of the Public Works and Parks Service Center construction project for a total cost of \$78,253.41. (CJ)
12. Consider and act upon the purchase of bunker gear and protective clothing from North American Fire Equip. inc. DBA NAFECO, through BuyBoard Contract #698-23, in the amount of \$108,720.14. (SB)
13. 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)

Councilmember Hodges made a motion to approve consent agenda items 5 through 13. Councilmember Ray seconded the item. 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 for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002) (DH)

Mr. Hoover introduced the item noting the location, surrounding zoning, the points of access for emergency vehicles, and the purpose of the SUP is for the intent to construct a gated subdivision for townhomes. Staff sent out notices with no responses received. The Planning and Zoning Commission unanimously recommended approval. Staff recommends approval.

Councilmember Andres asked for clarification regarding the emergency vehicle access. Mr. Hoover noted the primary would have a code and the secondary access would have a Knox box.

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 for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. Councilmember Kern seconded the motion. Motion carried unanimously.

15. Conduct a Public Hearing and consider and act upon a request to rezone 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 stating the applicant has made several changes based on recommendations received by the Council.

Ms. Alexa Knight with Daake Law, presented an overview of the project location. She noted the revisions and key changes including the phasing plan and reviewed the economic data collected and the impacts based on the plan.

Mr. Brian Moore with GFF Design, spoke to the design elements of the plan including the connectivity, central and flexible green space, and water feature.

The Town Council discussed the multi-family component, adherence to enhanced landscaping standards, and building design standards.

Mayor Bristol opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

The Town Council discussed their concerns on the multi-family and overall layout based on the location of the project.

Councilmember Ray made a motion to table a request to rezone 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 to May 19, 2026. Mayor Pro-Tem Bartley seconded the motion. Motion carried unanimously.

16. Consider the adoption of the Dallas North Tollway District Development Standards, which cover Special Sub-Districts, Setbacks and Building Heights, Land Use Consideration, Business Establishments Pursuant to the Town's Vision, Site Design and Building Placement, Parking Design Standards, Adjacent Neighborhood Protection, Building Design, Landscaping Standards, Pedestrian Connectivity and Amenities, Parks and Open Spaces, Signage Requirements, Gateway Features, and Economic Development Incentives. (DH)

Mr. Hoover introduced Paris Rutherford, consultant.

Mr. Rutherford presented and reviewed the background of how the development standards were crafted, and noted requested changes incorporated from the Planning and Zoning Commission. The standards provide specific direction on land use and design approaches that include seven sub-districts. These sub-districts have been arranged to collectively form the Town's desired vision. The standards encourage amenities and are intended to provide improvements and enhancements to existing entitlements with the districts.

The Town Council discussed the proposed standards and desired tools for the community to be able to use to easily access information as it pertains to specific parcels and properties. Councilmember Ray requested to remove language with section 4.3.2.

Councilmember Ray made a motion to approve adopting the Dallas North Tollway District Design Standard with the exception of reference to quad and tri-plexes within section 4.3.2. Councilmember Reeves seconded the motion. Motion carried unanimously.

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

Finance Subcommittee: Councilmember Ray noted the committee review the materials that were in the work session.

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

Councilmember Andres requested staff to push the new Development Standards out to the community.

Councilmember Ray requested an update on the trash sweeper/cleaner and bandit signs.

Deputy Mayor Pro-Tem Kern requested an update regarding Planned Developments that have seen any changes.

Mayor Bristol requested for staff to communicate to the public, developers, and media contacts the adoption of the DNT Development Standards.

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 and consider personnel matters including the annual evaluation of the Town Manager, Town Attorney, and the Municipal Judge, 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.

The Town Council recessed into Executive Session at 8:22 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 10:25 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 10:25 p.m.

These minutes were approved on the 10th day of March 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary