



MINUTES
Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 28, 2026

Call to Order/ Roll Call.

The meeting was called to order at 6:25 p.m.

Council Members Present:

Mayor David F. Bristol
Mayor Pro-Tem Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
Councilmember Craig Andres
Councilmember Jeff Hodges
Councilmember Cameron Reeves

Council Members Absent:

Councilmember Marcus E. Ray

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Jessica Hille, Deputy Town Secretary
Chuck Ewings, Assistant Town Manager
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
David Hoover, Development Services Director
Carrie Jones, Public Works Director
Gary Landeck, Library Director
Stuart Blasingame, Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Scott Brewer, Assistant Police Chief
Muya Mwangi, IT Specialist I
Myrisa Petty, Communications Specialist

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

John Herring with First Baptist Prosper 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 in observing the National Day of Prayer on Thursday, May 7. A pre-event music and gathering will begin at 11:30 a.m. in the south parking lot of Prosper Town Hall followed by prayer and worship service from noon to 1:00 p.m.

Applications are now being accepted for the Mayor's Teen Government Academy. Discover local governance firsthand during this two-week summer program from June 8 to June 19, 2026. Space is limited and applicants must meet eligibility requirements. Learn more by visiting prospertx.gov/mtga.

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 prospertx.gov/citizensfireacademy.

Prosper America 250, a 40-day celebration of America's 250th birthday, will kick off May 25 and continue through July 4. This community-wide series will 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)

Mayor Pro-Tem Bartley read a historical background on the "We the People." She noted this episode along with the previous episodes can be viewed on the Town's YouTube Channel.

2. Proclamation recognizing May 7, 2026, as the National Day of Prayer. (MLS)

Mayor Bristol read and presented a Proclamation to Pastor John Herring.

3. Proclamation recognizing Foster Friends. (MLS)

No Proclamation read. Recipients were not in attendance.

4. Presentation from the Salvation Army of North Texas regarding the 2025 Mayor's Red Kettle Challenge. (MLS)

Mr. Nohe and Major Fultz presented the Mayor with a plaque and certificate for winning the 2025 Mayor's Red Kettle Challenge.

5. Proclamation recognizing Walnut Grove High School Boys' Soccer Team. (MLS)

No Proclamation read. Recipients were not in attendance.

6. Proclamation recognizing April 19-25, 2026, as National Library Week. (GL)

Mayor read and presented a Proclamation to the Library Director.

7. Proclamation recognizing May 3-9, 2026, as Municipal Clerk's Week. (MLS)

Mayor Bristol read and presented a Proclamation to the Town and Deputy Town Secretary.

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.

8. **Consider and act upon the minutes from the April 7, 2026, Town Council Work Session meeting. (MLS)**
9. **Consider and act upon the minutes from the April 7, 2026, Town Council Regular meeting. (MLS)**
10. **Consider acceptance of the March monthly financial report for fiscal year 2026. (CL)**
11. **Consider and act upon authorizing the Town Manager to approve the purchase and installation of traffic network infrastructure related items for the Town's Traffic Signal Communications Program, from Consolidated Traffic Controls, Inc., utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program for \$472,441. (HW)**
12. **Consider and act upon approving the purchase of traffic intersection cameras in the amount of \$134,912 from SHI Government Solutions, Inc., and authorizing the Town Manager to execute documents for the same. (LJ)**
13. **Consider and act upon approving the purchase of one (1) Ford F-250 Crew Cab for the Parks Department from Rush Truck Centers utilizing the Buy Board Contract Number 724-23 in the amount of \$69,577 and authorizing the Town Manager to execute the same. (CJ)**
14. **Consider and act upon authorizing the Town Manager to execute a Contract for Services awarding RFP No. 2026-11-A to BrightView Landscape Services, Inc. for the ROW and Water Tower Locations Mowing and Landscape Maintenance Services totaling \$20,884.14 for year one with four optional renewals with a total amount not to exceed \$104,421. (CJ)**
15. **Consider and act upon Resolution 2026-21 authorizing the Town Manager, and/or his/her designee, to apply for the FY 2027 Motor Vehicle Crime Prevention Authority Auto Theft Task Force Grant. (KM)**
16. **Consider and act upon Resolution 2026-22 authorizing the Town Manager, and/or his/her designee, to apply for the FY 2027 Motor Vehicle Crime Prevention Authority Catalytic Converter Theft Prevention Grant. (KM)**
17. **Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116) (DH)**
18. **Consider and act upon Ordinance 2026-23 to rezone J. Morton Survey, Abstract No. 793, being all of Lot 5, Block A, Middle School #9 Addition, on 18.9± acres from Agricultural to a Planned Development for an Indoor Sports Facility and Medical Offices, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007) (DH)**

19. **Consider and act upon authorizing the Town Manager to execute a Development Agreement between Prosper Denton Commercial LP and the Town of Prosper relative to Denton Way Office Park. (DEVAGRE-26-0003) (DH)**
20. **Consider and act upon Ordinance 2026-24 adopting the Unified Development Code. (DH)**
21. **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 8 through 21. Councilmember Kern seconded the item. Motion carried with a 6-0 vote.

Mayor Pro-Tem Bartley expressed her appreciation to the members of staff and the Planning and Zoning Commission for their work on agenda item 20.

CITIZEN COMMENTS

Abubakarr Conteh, 5731 Colchester Drive urged the Town Council to adopt proactive transparency measures and to strengthen its governance practices.

Items for Individual Consideration:

22. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008) (DH)**

Mr. Hoover presented the item noting the location of the proposed project, the conditional standards for the amenities, Site Plan layout, and the SUP criteria. Staff recommends approval. The Planning and Zoning Commission recommended denial based on the extended stay portion. They were in favor of the hotel.

Wes Hoblit and Whitney Knight representing Hilton provided an overview of the project which included surrounding businesses, landscaping, operational details, targeted clientele, and types of rooms and amenities.

Mayor Bristol opened the public hearing.

Wilson Parmar stated his support for the development.

Anil Ramrmar, architect, stated he his available for any questions.

Mayor Bristol closed the public hearing.

The Town Council discussed the criteria associated with the SUP, concerns of the placement of the facility, adding an additional hotel, and density within the located corridor. Mayor Bristol suggested due to information that was not presented to the P&Z

Commission, that the Council consider remanding back to them to view what was presented by the applicant.

Councilmember Andres made a motion to remand the request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive back to the Planning and Zoning Commission for review of the same or similar information received. Councilmember Hodges seconded the motion. Motion carried with a 4-2 vote. Mayor Pro-Tem Bartley and Deputy Mayor Pro-Tem Kern voting in opposition.

23. Conduct a Public Hearing and consider and act upon a request 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)

Mr. Hoover presented the proposed project noting the location and the surrounding zoning. The applicant has proposed to remodel the existing house, matching surrounding and existing architecture and it will include four main rooms on the inside. Landscaping, parking, and open space requirements have all been met.

Mayor Pro-Tem Bartley asked since the request is a Planned Development (PD) and there is only one allowable use, what would happen if the business type changed. Mr. Hoover responded that the PD would have to be amended.

Mayor Bristol opened the public hearing.

Mr. Patel, applicant, spoke to the use, functionality, operational procedures, and how members will access the facility.

Mayor Bristol closed the public hearing.

Councilmember Hodges and Reeves asked about the security of the facility and dealing with a medical emergency if one would occur. The applicant noted the facility would be heavily secured with cameras and he will find a way to address medical emergencies if they should arise.

Councilmember Hodges made a motion to approve a request 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. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

24. Receive an update regarding the Coit Road Construction project. (HW/AG/LH)

Update was provided in the work session.

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

Legislative Subcommittee: Councilmember Andres noted they discussed interim charges.

Mayor Bristol noted he, members of staff along with the Mayor and City Manager of Celina met with three local and state representatives regarding TxDOT funding.

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 551.074 - To deliberate the appointments to the Town Council Subcommittees.

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, Downtown Advisory Committee, Charter Review Committee, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with Subchapter K of Chapter 552 of the Texas Government Code and provide direction to the Town Attorney, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with Supreme Court case of Lindke v. Freed and applicable Texas state law, 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 associated with code enforcement activities and substandard structures, law enforcement activities, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding legal issues relative to Article 4.11 of the Town's Code of Ordinances, 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 7:50 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 10:12 p.m.

Councilmember Hodges made a motion to direct the Town Attorney that any town information and documentation requests from a Council Member in his or her official capacity pursuant to Texas Government Code Section 552.403 that includes town information and documentation that is confidential under law, such information and documentation shall not be released without a non-disclosure agreement regarding same. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

Councilmember Hodges made a motion to appoint the Town Council Subcommittees as follows:

Technology/VERF Subcommittee: Craig Andres and Chris Kern.

Finance Subcommittee: Chris Kern, Marcus Ray, and Mayor Bristol.

CEC: Marcus Ray and Amy Bartley.

Legislative Affairs: Mayor Bristol, Craig Andres, and Cameron Reeves.

Capital Improvement Subcommittee: Mayor Bristol, Amy Bartley, and Cameron Reeves.

Downtown Advisory Committee: Chris Kern, Marcus Ray, and Cameron Reeves.

The EDC Bylaws Subcommittee was dissolved.

Charter Review Committee: Jeff Hodges, Chair, Curry Vogelsang, Nate Pike, Todd Weber, Robert Rodriguez, Brad Ross, Glen Blanscet, Capri Brixey, and Mark Moessner.

Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

Adjourn.

The meeting was adjourned at 10:16 p.m.

These minutes were approved on the 12th day of May 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary