



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 Commission 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 28th day of October 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary