



*Prosper is a place where everyone matters.*

**MINUTES**  
**Prosper Town Council Work Session**  
Prosper Town Hall – Council Chambers  
250 W. First Street, Prosper, Texas  
Monday, July 11, 2022

**Call to Order/ Roll Call.**

The meeting was called to order at 5:00 p.m.

**Council Members Present:**

Mayor David F. Bristol  
Deputy Mayor Pro-Tem Craig Andres  
Councilmember Marcus E. Ray  
Councilmember Amy Bartley  
Councilmember Chris Kern  
Councilmember Charles Cotten

**Council Members Absent:**

Mayor Pro-Tem Jeff Hodges

**Staff Members Present:**

Harlan Jefferson, Town Manager  
Michelle Lewis Sirianni, Town Secretary  
Terry Welch, Town Attorney  
Hulon Webb, Director of Engineering  
David Soto, Planning Manager  
Dan Heischman, Assistant Director of Engineering  
Bob Scott, Executive Director of Administrative Services

**Items for Individual Consideration**

**1. Discuss Planned Development 41 (PD-41). (DS)**

Mr. Soto presented an overview of PD-41 including when the PD was first established and the major and minor amendments in 2017 and 2020 that followed and what was approved as a part of each.

Christian Teleki, representative of Matthews Southwest, provided a summary of the property ownership within Planned Development 41.

David Dierkes, applicant, gave examples of urban-edge multifamily developments, a brief history of the zoning request, and a comparison of current and requested development standards.

The Town Council discussed the applicants who are part of the zoning request, specifically Children's and their entitlement rights.

Jason Dixon, 1050 High Willow, former Councilmember, gave a history of the project area based on his time serving on the Town Council. He expressed concerns about the amount of the proposed multifamily units and the overall feel of the project being different.

Joe Drysdale representing Matthews Southwest, commented on their willingness to preserve the quality of the development, and how they have continued to evaluate what would work best.

The Town Council further discussed their desire to look at the PD holistically, including the consideration of the surrounding properties to the north, east, and west, as well as addressing any triggers, determining the number of multifamily units, incorporating updated development standards into the PD, and addressing the park dedication(s) within the smaller parcels.

The Town Council requested the applicant and representatives work with the Town Manager and to bring back this item as part of a work session in conjunction with the Comprehensive Plan update. The applicants were amenable to working with staff to address the issues presented.

**Adjourn.**

The meeting was adjourned at 6:10 p.m.

These minutes approved on the 26<sup>th</sup> day of July 2022.

**APPROVED:**

  
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David F. Bristol, Mayor

**ATTEST:**

  
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Michelle Lewis Sirianni, Town Secretary

