MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, February 3, 2026
6:30 PM

TOWN OF PROSPER
A Place Where Everyone Matters

1. Call to Order / Roll Call

The meeting was called to order at 6:31 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, John Hamilton, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Brett Butler

Staff Members Present: David Hoover, AICP (Director of Development Services), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

3a. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 850± feet west of Teel Parkway. (DEVAPP-25-0130)

Commissioner Carson made a motion to approve Items 3a through 3c. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

4. 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 (Zone-25-0002)

Mr. Hill presented Item 4 to the Commission.

Chair Jackson opened the public hearing.

No comments were made.

Chair Jackson closed the public hearing.

Commissioner Hamilton made a motion to approve Item 4. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

5. Discussion regarding the Unified Development Code.

Mr. Hoover presented Item 5 to the Commission.

Commissioner Blanscet stated that he would send an email to Town Staff with his comments pertaining to the Unified Development Code.

6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hoover informed the Commissioner of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

Mr. Hoover stated that a consultant hired by the Town would present a vision plan for the Dallas North Tollway and ask for action on the plan at their next meeting. He added that the Town Council would be asked to take action on the plan at their meeting on February 24, 2026.

Commissioner Hamilton asked if the vision plan would be sent in advance for review.

Mr. Hoover confirmed this would be forwarded to the Commission in advance.

Chair Jackson inquired about the date the joint work session would be rescheduled to due to the weather cancellation.

Mr. Hoover stated the meeting had been moved to Tuesday, February 10, 2026.

Chair Jackson and Commissioner Daniel stated that they would be unable to attend the joint work session due to the meeting being rescheduled.

7. Adjourn.

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 6:50 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary