



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 15, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:34 p.m.

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

Absent: Chair Damon Jackson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Jerron Hicks (Planner), Carlos Branch (Planning Technician), and Michelle Crowe (Senior Administrative Assistant)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a. Consider and act upon the minutes from the September 1, 2026, Planning and Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the September 1, 2026, Planning and Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Preliminary Plat of Barrington Lake, on 44.5± acres, located on the east side of Coit Road and 1,280± feet north of First Street. (DEVAPP-26-0063)**

Commissioner Hamilton made a motion to approve Items 3a, 3b, and 3c. The motion was seconded by Commissioner Daniel. 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 rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street. (ZONE-26-0004)**

Mr. Hicks presented Item 4.

Michael Doggett, the applicant's engineer, and Scott Shipp, the applicant's representative, addressed the Commission.

Mr. Shipp explained that the three existing buildings were constructed several years ago but were never occupied due to annexation and subsequent requirements needed to obtain certificates of

occupancy. The applicant purchased the property and, after meeting with Town Staff determined that rezoning and additional site improvements were necessary to make the buildings usable. The applicant stated that the intent is to preserve and use the existing buildings rather than demolish or redevelop them.

Discussion included the Dallas North Tollway District standards, proposed site improvements, and the timing of improvements to Business Park Drive. Mr. Shipp explained that initial roadway improvements would include resurfacing to allow the property to be used. The ultimate roadway improvements could be deferred for up to ten years. He stated that the applicant understood the potential future cost.

Vice Chair Carson opened the public hearing at 6:51 p.m.

No comments were made.

Vice Chair Carson closed the public hearing at 6:51 p.m.

Commissioner Furay asked whether the rezoning was consistent with the Dallas North Tollway District guidelines. Mr. Hoover confirmed that it was generally not consistent but noted that the applicant's process began before the guidelines were adopted and that the timing should be considered.

Commissioner Furay made a motion to deny Item 4. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 5 to 1. (Commissioner Butler voted in opposition.)

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

Ms. Porter informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

6. Adjourn

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

The meeting was adjourned at 6:56 p.m.


Michelle Crowe, Senior Administrative Assistant
Glen Blanscet, Secretary