TOWN OF PROSPER
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MINUTES

Prosper Planning and Zoning Commission
Work Sesson
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 20, 2026
5:00 PM

Call to Order / Roll Call

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

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, John Hamilton, Matt Furay, Brett Butler

Absent: Deborah Daniel

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

Other(s) Present: Terry Welch, Town Attorney

Executive Session

The Commission recessed into Executive Session at 5:00 p.m.

Reconvene into Work Session.

The Commission reconvened into Work Session at 6:24 p.m.

Items for Individual Consideration:

1. Discuss items on the October 20, 2026, Planning and Zoning Commission agenda.

Town Staff provided an overview of Consent Agenda Items 3a–3j.

For Item 3c, Staff confirmed that the cemetery was excluded from the proposed lot.

The Commission reviewed Item 3h, discussing open space requirements, fire lanes, and landscape buffers. Additionally, there were inconsistencies regarding lot labeling, minimum parking requirements, and open space percentages. Staff noted that the open space plan needed to be revised to reflect the updates shown on the site plan. The Commission expressed concerns regarding the errors and the expectation that it should be addressed.

The Commission discussed Item 3j, including the proposed connection to U.S. Highway 380 and the anticipated development timeline. Staff provided clarification regarding right-of-way connections and project phasing.

Town Staff provided an overview of Item 4.

The Commission and Staff discussed definitions of retail uses, base zoning, permitted uses, and applicable requirements and conditions for alcoholic beverage establishments. The Commission and Staff also discussed removing permitted uses from the ordinance that could create confusion.

The Commission requested clarification regarding changes made since the previous regarding this property.

2. Adjourn.

The work session was adjourned at 7:01 p.m.

Carlos Branch, Planning Technician

Glen Blanscet, Secretary