



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, March 3, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

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

Commissioner(s) Absent: John Hamilton, Deborah Daniel

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the March 3, 2026, Planning and Zoning Commission agenda.

Town Staff provided a brief overview of Consent Agenda Items 4a – 4c.

The Commission inquired about Item 4c. There was discussion on why the item is going through the Planning and Zoning Commission approval process since it is a town project. Staff responded that all town projects must go through the same process and adhere to the same rules, with very few exceptions.

For Item 5, the Commission first inquired about the type of sports facility being developed. Discussion was then had regarding traffic in that area. Staff explained that a traffic signal light will eventually be placed at FM 1385 and Denton Way and FM 1385 is planned to expand at some time in the future.

The Commission inquired if all of the listed uses could occur if approved. Staff confirmed they could, but a revised site plan would be needed for any major deviation from what is currently in place. Discussion was then had regarding the restaurant use. Staff responded that a small restaurant would not be out of place due to the expected gatherings in the area.

2. Adjourn.

The work session was adjourned at 6:33 p.m.



Trey Ramon, Planning Technician



Glen Blanscet, Secretary