



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, February 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, 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), and Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

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

Town Staff provided a brief overview of Consent Agenda Items 3a – 3c.

Regarding Item 3c, Commissioner Hamilton inquired about the modification to the lots from the previous proposal.

Mr. Hoover stated changes were driven by the requirement that each lot requires a minimum frontage along University Drive.

Town Staff provided a brief overview of Regular Agenda Item 4.

Commissioner Blanscet requested clarification regarding the access road, future Mirabella Drive, being shown as a private street.

Mr. Hoover explained that the Town's Engineering Department required the street to be private due to the adjacent property to the north also being gated with access coming from the same street. He stated that Engineering wanted to ensure the road serving both private developments would be maintained by the respective Homeowners' Associations instead of by the Town.

Esq. Page stated an access easement will be required.

Commissioner Hamilton inquired about the access point located on the southern side of the development.

Mr. Hoover stated this access point was required by the Town's Fire Department would serve as an exit only for residents and a second entry point for emergency services.

Town Staff provided a brief overview of Regular Agenda Item 5.

Mr. Hoover stated the item was on the agenda to give the public a final opportunity to voice their opinion on the Unified Development Code prior the ordinance being brought forth for action. He articulated that the ordinance would be brought before the Commission at their next meeting with a few items had been removed so they could be discussed at a later date.

Mr. Hoover also stated that a consultant hired by the Town would be at their next meeting to present a vision plan for the Dallas North Tollway. He added that the Commission would be asked to take action on the plan at their next meeting.

2. Adjourn.

The work session was adjourned at 6:28 p.m.



Michelle Crowe, Senior Administrative Assistant



Glen Blanscet, Secretary