



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 1, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 PM

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

Vice Chair Josh Carson arrived at 6:16 PM

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

Other(s) Present: Terrence S. Welch, Town Attorney

Items for Individual Consideration:

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

Town Staff provided a brief overview of Consent Agenda Items 3a – 3g and Regular Agenda Items 4 and 5.

The Commission and Staff discussed Item 3c regarding the proposed pond amenities, confirmation that there is no fencing along the east side of the pond/property, and recording the plat.

Staff noted that the Homeowners' Association documents are under review. These documents are required by the Unified Development Code. Once approved by the Town Attorney, they will be recorded. This must be done prior to filing the Final Plat.

The Commission and Staff discussed Item 3d regarding access to Coit Road. Staff clarified that a note on the plat identifies the access as an exit only and for emergency services. The Commission stated there is a need for controlled access.

Mr. Hoover presented Item 4. Commissioners discussed the water consumption, substation, lot coverage, parking, economic considerations, and road construction. The Commission asked about the Future Land Use District designation request of Business Park. Staff clarified what is included in the Planned Development zoning proposal; any future changes would require an amendment to the Planned Development.

The Commission and Staff discussed Item 5 and reviewed the staff report and recommendations related to amending the Future Land Use Plan to a district that would support the proposed Planned Development for a Data Center.

2. Adjourn.

The work session was adjourned at 6:37 p.m.


Michelle Crowe, Senior Administrative Assistant


Glen Blanscet, Secretary