



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, October 21, 2025, 5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:33 p.m.

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

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

Items for Individual Consideration:

1. Discuss items on the October 21, 2025, Planning & Zoning Commission agenda.

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

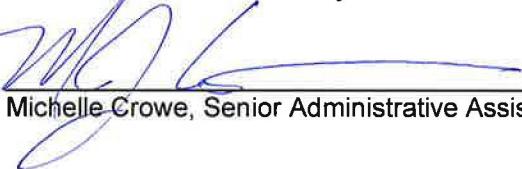
Mr. Hoover noted that Staff recommended Item 4j be tabled so that action on the Unified Development Code could occur at the November 4, 2025, Planning & Zoning Commission meeting. The item could be voted on in the consent agenda if the Commissioners were in agreement with the recommendation. An updated version of the Unified Development Code would be provided, including a separate use chart with parking standards. Contact Staff with any questions about the inclusion or exclusion of any particular standards.

Commissioner Hamilton commented on Items 4c and 4d, requesting information on the grading of the property since recently fill had been deposited on the property. Mr. Hill stated there was on the eastern side there is a retaining wall and a masonry screening wall. Commissioner Hamilton requested clarification of what was being built in the central part of the site. Ms. Porter stated that there is a detention pond north of the area being developed and a grading plan is reviewed in the civil set.

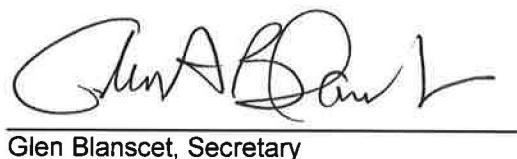
Commissioner Hamilton asked for clarification on the lot change in lot numbers on Item 4e compared to the previous preliminary site plan. Mr. Hicks responded that there were two lots that were being merged and the lots were being renumbered as a result of this modification.

2. Adjourn.

The work session was adjourned at 6:01 p.m.



Michelle Crowe, Senior Administrative Assistant



Glen Blanscet, Secretary