



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, February 17, 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 Brett Butler

Commissioner(s) Absent: Deborah Daniel

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

Other(s) Present: Amanda Davis, Town Attorney

Items for Individual Consideration:

1. Discuss items on the February 17, 2026, Planning and Zoning Commission agenda.

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

Mr. Hoover stated Item 3e is recommended to be pulled off the Agenda.

The Commission inquired about Item 4. There was discussion about the recommendation with the proposal that all grammatical, technical and topographical corrections be made.

Mr. Paris Rutherford, Consultant, stated his presentation will cover many areas of question. If approved to Council and forward, the next steps will be a workshop or two looking at changes across the board of the zoning on the tollway. Giving the opportunity to drill down the Vision Plan in the ordinance to enforce areas like the increased landscape, ingress and egress points to mention a few. Ensuring the final draft will be done with Staffs input.

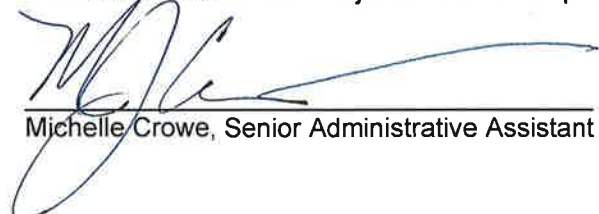
The Commission stated our job is to recommend an Item to the Council. There are many questions about this recommended approval. We need a standard to work with and the reason for this discussion this is what we recommend with the Standards.

Ms. Davis, Town Attorney, stated, "If its a motion to approve, add pending suggested edits.

Chair Jackson stated the intent is to listen and see the presentation. We will have an opportunity to ask for clarification prior to making a motion.

2. Adjourn.

The work session was adjourned at 6:44 p.m.


Michelle Crowe, Senior Administrative Assistant


Glen Blanscet, Secretary