



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, February 17, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:49 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, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Amanda Davis, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a. Consider and act upon the minutes from the February 3, 2026, Planning and Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the February 3, 2026, Planning and Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Site Plan for two Restaurant/Retail Buildings on Prosper Center, Block A, Lot 11, on 3.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-25-0066)**
- 3d. Consider and act upon a request for a Revised Conveyance Plat of Prosper Center, Block A, Lot 10, and a Final Plat of Prosper Center, Block A, Lot 11, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-25-0068)**
- 3e. Consideration of adopting the Unified Development Code.**

Item 3e was pulled from the agenda, as recommended by Staff.

Commissioner Hamilton made a motion to approve Items 3a through 3d. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

4. **Consider the adoption of the Dallas North Tollway District Development Standards, which cover Special Sub-Districts, Setbacks and Building Heights, Land Use Consideration, Business Establishments Pursuant to the Town's Vision, Site Design and Building Placement, Parking Design Standards, Adjacent Neighborhood Protection, Building Design, Landscaping Standards, Pedestrian Connectivity and Amenities, Parks and Open Spaces, Signage Requirements, Gateway Features, and Economic Development Incentive.**

Mr. Hill presented Item 4 to the Commission.

Paris Rutherford Consultant with Catalyst Group gave a presentation entitled DNT Frontage Area – Framework Plan.

Commissioner Blanscet requested clarification on the terminology “double loaded frontage zone,” “eyes on the street,” “development armature”, and “placemaking”.

Mr. Rutherford stated it refers to parking. There is a double bay of parking along the frontage of buildings facing the highway. A local example is along Legacy Drive in the Shops of Legacy, located east of the Tollway. There is a double bay of parking with landscaping that runs parallel to Legacy Drive, giving the feel of an Urban Boulevard. This is to avoid the appearance of a typical parking lot.

Mr. Rutherford stated “eyes on the street” is a planning term. In a development, the units are facing street and also facing an internal courtyard or amenity. Hence, the primary building/units are facing the street, i.e. eyes on the street, creating a self-policing environment making sure the area is public.

Mr. Rutherford stated, “development armature” is the space or framework of the space that defines how the buildings are set to create placemaking. It involves the quality of building, bringing together buildings, landscape, and the use of the buildings, to orchestrate the experience. It makes a place attractive for pedestrians and users. Breaking up the parking lots rather than having a standard large parking area, and adding programming in between will make for a better experience of the place; that is placemaking.

The Commission raised concerns and asked questions regarding density and how this plan would affect it, noting the limits to the amount of multifamily within the town and the difficulty of mixed use having multifamily or high density residential. The Commissioners inquired whether the plan would reduce the amount of multifamily along the Tollway.

Mr. Rutherford stated the plan opens areas of land where the Commission and Council could consider types of multifamily and other residential uses to come together in certain arrangements that meet the intent and the vision shown in the presentation.

The language and vernacular around multifamily differs and is dependent on good site planning. A framework is needed to ensure developments are planned with quality design, higher value, and higher retention. Consider expanding the notion of what residential is beyond the word multifamily or townhome and think about where do you need to live in your full life cycle and income cycle. Have an emphasis on the quality of the site planning more than the use. By making a site to where it can only be accessed by driving to it will certainly create congestion, traffic and density issues. Think of land use differently and think of placemaking at the macro scale.

The Commission asked questions regarding the plan and vision and how it will prevent the Town of Prosper becoming a pass-through town.

Mr. Rutherford stated quality and design are going beyond one parcel. This is more of a commercial business model that includes some residential in it. This is the front door to incentivize the public to come in. The intent is to form relationships with key partnerships, setting the standard and tone with landowners and builders.

Prosper already has the demand for quality housing and quality schools. This plan is how you can ensure that Prosper is allowing commercial and mixed-use areas to evolve and develop into something that meets that level of standard. This can be done through site planning and urban design. This is a plan to make that happen.

Commissioner Blanscet made a motion to approve Item 4. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0 with the recommendation that all grammatical, technical, and topographical corrections that have been proposed be made.

5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hill informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

6. Adjourn.

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 8:48 P.M.



Michelle Crowe, Senior Administrative Assistant



Glen Blanscet, Secretary