



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, November 4, 2025
5:30 PM

Call to Order / Roll Call

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

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

Commissioner(s) Absent: Vice Chair Josh Carson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the November 4, 2025, Planning & Zoning Commission agenda.

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

Commissioner Blanscet inquired about Item 3c. Specifically, whether the parking agreement between Lot 3 and Lot 6 would be recorded. Staff stated that the parking agreement between the two lots would be recorded.

Commissioner Hamilton inquired about Item 3c. Specifically, the utilization of the proposed open space. Staff stated that the open space requirement had been met; however, the proposed open space did not have any unique features.

Commissioner Blanscet inquired about Item 3e. Specifically, the changes from the previous preliminary site plan to the proposed preliminary site plan. Staff explained that six lots had been consolidated into two lots and that three medial offices had been changed into a singular restaurant/retail building.

Staff provided a brief overview of Regular Agenda Item 4.

Staff explained their reasoning for recommending denial of the request. Specifically, the preference for big box retailers to have storage containers occasionally through Special Event permits rather than in perpetuity through zoning.

Staff provided a brief overview of Regular Agenda Item 5.

Staff explained that they were requesting the Commission take action on the item and that the consultants would be in attendance to answer any specific questions pertaining to the proposed Unified Development Code.

2. Adjourn.

The work session was adjourned at 5:59 p.m.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary