



**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, AICP (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 recommended for approval, the next steps will be a workshop looking at changes to the zoning on the Tollway. This will allow for the opportunity to get into the details of the Vision Plan and apply them in the ordinance to enforce areas like the increased landscape, ingress and egress points, to mention a few. The final draft will be done with Staff's input.

The Commission stated they must determine how to recommend an Item to the Council. There was concern that there are many questions still pending regarding the proposal.

Ms. Davis, Town Attorney, stated that if the motion is to approve, add pending suggested edits.

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

**2. Adjourn.**

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

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Michelle Crowe, Senior Administrative Assistant

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Glen Blanscet, Secretary