



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, January 20, 2026
5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

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

Commissioner(s) Absent: John Hamilton

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)

Items for Individual Consideration:

1. Discuss items on the January 20, 2026 Planning and Zoning Commission agenda.

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

The Commission inquired about Item 3c and whether the area around the dumpster would be counted as open space. Staff responded that the required five foot landscape buffer around the dumpster is not counted as open space, but the remaining area is open space.

Town Staff provided a brief overview of Regular Agenda Item 4.

The Commission inquired why staff is recommending approval of the project. Staff responded that it meets the minimum standards required; however, there are separate criteria in the Zoning Ordinance which the commission may consider when acting upon a Preliminary Site Plan.

The Commissioners asked if the applicant has the right to appeal should the project be denied. Staff confirmed the applicant may appeal. The Commission then asked if the developer has any automatic right to build even if they were to be denied. Staff commented the developer would not have that right.

Town Staff provided a brief overview of Regular Agenda Item 5.

Staff explained to the commission that denial had been recommended because the lot sizes did not comply with the Medium Density Residential requirement. After publication of the packet, the applicant revised the conceptual plan so that all lots are now minimum of 12,500 square feet. With this modification staff is in support of the Planned Development. The Commission further asked if anything would need to be done to the Future Land Use plan should this be approved as modified. Staff responded there would not be.

2. Adjourn.

The work session was adjourned at 6:28 p.m.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary