



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Monday, October 7, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

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

Staff Members Present: Chuck Ewings (Assistant Town Manager), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the September 15, 2025, Planning & Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the September 15, 2025, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Final Plat of Lakewood Park, Block A, Lot 1, on 22.8± acres, located on the east side of Coit Road and 815± feet south of First Street. (DEVAPP-25-0049)**
- 3d. Consider and act upon a request for a Site Plan for a Town Park on Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northwest corner of Parvin Street and Broadway Street. (DEVAPP-25-0062)**
- 3e. Consider and act upon a request for a Final Plat of Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northwest corner of Parvin Street and Broadway Street. (DEVAPP-25-0063)**

Commissioner Blanscet made a motion to approve Items 3a, 3b, 3c, 3d, and 3e. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

No comments were made.

- 4. Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014) *(This Item is to be tabled until the 10/21/2025 Planning & Zoning Commission meeting)***

Ms. Porter presented Item 4 to the Commission.

Ms. Porter explained that Town Staff's recommendation to table the item was based upon providing the consultant with additional time to make requested updates to the Unified Development Code.

Vice Chair Jackson opened the public hearing.

No comments were made.

Commissioner Hamilton made a motion to table Item 4 and continue the public hearing to the Planning & Zoning Commission meeting on October 21, 2025. This motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

- 5. Review actions taken by the Planning & Zoning Commission and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

Ms. Porter informed the Commissioners of past Town Council actions and upcoming cases for Planning & Zoning Commission consideration.

6. Adjourn.

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 7-0.

The meeting was adjourned at 6:09 P.M.

Michelle Crowe, Senior Administrative Assistant

Josh Carson, Secretary