



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, May 5, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 P.M.

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

Commissioner(s) Absent: Chair Damon Jackson, 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: Chace Craig, Town Attorney

Items for Individual Consideration

1. Discuss items on May 5, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4h.

The Commission inquired about Item 4e regarding traffic concerns and whether any accommodations were proposed to ease congestion. Staff responded that a Traffic Impact Analysis was conducted and it was determined there would be no significant impacts.

The Commission inquired about Item 5 in relation to the regulations for these types of uses in the Unified Development Code (UDC). The Town Attorney responded that since this application was submitted prior to the adoption of the Unified Development Code, it is grandfathered under the regulations that were in place at the time the application was made.

The Commission then asked whether a new Specific Use Permit (SUP) would be needed if one of the hotels failed, moved out or changed uses. Staff confirmed that any change would require the SUP to be revisited. There was further discussion regarding whether there were limits on the number of hotels in the Town and whether this proposal would impact future hotel needs.

Adjourn.

The work session was adjourned at 6:50 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary