



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, December 16, 2025
6:00 PM

Call to Order / Roll Call

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

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

Commissioner(s) Absent: Chair Damon Jackson

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)

Items for Individual Consideration:

1. Discuss items on the December 16, 2025, Planning and Zoning Commission agenda.

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

The Commission inquired about Item 3b, specifically lacking variety of the proposed uses, the walkability and connectivity to the adjacent residential subdivision, and the plan's alignment with the overall vision for the Dallas North Tollway.

Town Staff explained that the uses had the potential to be altered on the following site plans, that trails were provided along the roadways and the interior of the site, and that the site's current zoning inhibited the ability to tailor the site completely to the overall vision for the Dallas North Tollway.

The Commission inquired about Item 3e, specifically the possibility of enhancing the south façade.

Town Staff explained that different forms of brick patterning were used on the south façade to make it more aesthetically appealing.

The Commission stated that the description of Item 3g needed to be revised from "the east side of Preston Road" to "the west side of Preston Road".

Town Staff stated that the correction would be made.

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

The Commission inquired about the proposed permitted uses and the effect of parking stalls being located in front of the roll-up doors on the proposed buildings.

Town Staff explained that the permitted uses had been reduced down from the previous zoning and that the required number of parking stalls would fluctuate depending on the square footage of

office versus warehouse use in each building. The installation of roll-up doors would be dependant upon the end user.

2. Adjourn.

The work session was adjourned at 6:50 p.m.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary