



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 21, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:33 P.M.

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

Commissioner(s) Absent: 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 Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Chace Craig, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

- 4a. Consider and act upon the minutes from the April 14, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act up the minutes from the April 14, 2026, Planning and Zoning Commission regular meeting.**
- 4c. Consider and act upon a request for a Site Plan for a Municipal Administration Building on Public Works and Parks Operations Facilities Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Mike Howard Lane and Safety Way. (DEVAPP-25-0097)**
- 4d. Consider and act upon a request for a Final Plat of Public Works and Parks Operations Facilities Addition, Block A, Lot 1, on 21.9± acres, located on the southeast corner of Mike Howard Lane and Safety Way. (DEVAPP-25-0098)**
- 4e. Consider and act upon a request for a Site Plan for an Amenity Area on Creekside, Block A, Lot 58X, on 1.5± acres, located on the southeast corner of Cloister Lane and Huntleigh Lane. (DEVAPP-25-0145)**
- 4f. Consider and act upon a request for a Revised Site Plan for an Addition to a Hospital on MSW Prosper 380 Additon, Block A, Lot 2, on 7.0± acres, located on the east side of Mahard Parkway and 650± feet north of University Drive. (DEVAPP-26-0010)**

Commissioner Hamilton made a request to pull Item 4e from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 4a, 4b, 4c, 4d and 4f. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

Mr. Hill presented Item 4e to the Commission.

Commissioner Hamilton requested clarification regarding the lighting around the amenity area.

Mr. Hill stated that when the applicant submits a building permit, a photometric plan is required to ensure there is no bleed-over onto adjacent residential property.

Commissioner Hamilton requested that the applicant change the wrought iron fence on the southern portion of amenity lot to a masonry wall adjacent to the two residential lots because the lots are siding the amenities. Mr. Hamilton also asked about parking around the amenity area and how it will be managed to allow for sufficient parking.

Mr. Hill stated that residents of the community are encouraged to walk to this amenity site. There will be parking adjacent to one side of the road on the streets adjacent to the site, and the parking stipulations will be signed. There are no concerns that this plan has no on-site parking. Mr. Hill stated that adjacent to open space areas the developer is required to provide an ornamental fence adjacent to open space areas. Mr. Hill stated that it is within the Commission's purview to request changes.

Mr. Hoover added there are plans to have heavy landscaping of evergreen trees and shrubbery along the fencing in question. It is expected that the amenity lot will be developed soon.

Mr. Hoover indicated that open fencing is required adjacent to trails, open space, and thoroughfares. He asked the Town Attorney to clarify if the Commission has the ability to adjust these ordinance standards for site plans.

Esq. Craig stated the standards of approval for a site plan is the use of landscaping and screening, so there could be a condition on a motion of approval regarding screening.

Mr. Jackson inquired who would have responsibility for the wall. Mr. Hoover indicated it would be the developer's responsibility until the Homeowners' Association took over control of the responsibilities from the transfer from the developer; it would not be the residential property owners' responsibility.

Commissioner Hamilton made a motion to approve Item 4e, subject to changing the wrought iron fencing to a masonry wall on the southern portion of the amenity center. The motion was seconded by Commissioner Daniel. Commissioner Blanscet indicated that he is voting in support of the plan but that he is not so opposed to the wall that he would vote against the item. Commissioner Butler concurred that he too does not see the need for the wall but is in favor of the development and would like to keep moving it forward. Commissioner Furay indicated that he is in favor of the wrought iron fence for the openness it creates and that communities feel high-end with open fencing. Commissioner Hamilton mentioned the close proximity of the gathering place to the back yards of the residential lots. Chair Jackson reflected that he understands the merits of both sides. The motion was approved by a vote of 5-1 with Commissioner Furay voting in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

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

Mr. Hill Informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

- 6. Adjourn.**

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 6:55 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary