



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, April 21, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 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

Items for Individual Consideration

1. Discuss items on April 21, 2026, Planning and Zoning Commission agenda.

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

Commissioner Blanscet asked if the proposed site plan for the Public Works building (Item 4c) is in alignment with the adopted Dallas North Tollway (DNT) Guidelines and asked for information about the plan to screen materials and equipment.

Assistant City Manager Mr. Ewings stated this project was submitted prior to the adoption of the DNT Guidelines. It was also stated there will be covered storage, and materials will be in bins that will be placed in an area that will limit visibility from adjacent properties.

Mr. Hoover explained that there is a masonry wall screening the northwest side of the generator and transformer, and due to the location of the transformer easements there will be a living screen around the northeast side of the equipment as shown on the site plan.

Commissioner Hamilton asked for clarification on the proposed amenity center in Creekside (Item 4e) regarding lighting, the ornamental fencing along residential lots to the south, and available parking around the amenity lot.

Mr. Hill stated that lighting will have a photometric plan. He also confirmed ornamental fencing is required along residential lots adjacent to open space. Mr. Hoover stated that, to avoid congestion, parking will be allowed on one side of the street and that it will be indicated with signage.

Mr. Hoover asked the Commission if they were interested in conducting Planning and Zoning meetings once a month versus twice a month.

The Commissioners responded that they would prefer having two monthly meetings to minimize the possibility of having lengthy meetings.

Adjourn.

The work session was adjourned at 6:29 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary