



MINUTES
Prosper Planning and Zoning Commission
Work Session Meeting
Prosper Town Hall – Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, August 4, 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, Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

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)

Town Attorney: Jeremy Page

Items for Individual Consideration

1. Discuss items on August 4, 2026, Planning and Zoning Commission agenda.

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

The Commission inquired about Item 3c regarding the open space and the parking being located in the front of the building rather than the rear.

Town Staff responded that the open space was being provided in the rear of the site and that there was no regulation prohibiting it from being in the front.

The Commission inquired about Item 3e regarding whether the Unified Development Code prohibited uses with a drive-through component from being on adjacent lots.

Town Staff explained that the current regulations only prohibited drive-through restaurants from being on adjacent lots. The Commissioners requested that Staff review modifying this regulation.

Town Staff provided a brief overview of Regular Agenda Items 4 – 6.

The Commission inquired about Item 4 regarding whether the developer intended to establish a new Homeowners' Association or annex into the existing association for the adjacent neighborhood.

Town Staff responded that the developer intended to create a new Homeowners' Association.

Town Staff informed the Commission that they would be recommending Item 5 be tabled to the meeting on August 18th, 2026, to allow additional time to sort out the development agreement.

The Commission inquired about Item 6 regarding the changes made from the previous meeting based on the Commission's comments and the applicant's meeting with the Homeowners' Association.

Town Staff responded that the applicant had met with the Homeowners' Association and would present the changes to the proposal, based on all feedback that was received, in the regular meeting.

Adjourn.

The meeting was adjourned at 6:35 PM.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary