



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, March 03, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:38 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Matt Furay, and Brett Butler

Commissioner(s) Absent: John Hamilton 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), Trey Ramon (Planning Technician)

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

4a. Consider and act upon the minutes of the February 17, 2026, Planning and Zoning Commission Work Session meeting.

4b. Consider and act upon the minutes of the February 17, 2026, Planning and Zoning Commission Regular meeting.

4c. Consider and act upon a request for a Site Plan for a Ground Storage Tank on Jeremiah Horn Survey, Abstract 411, Tract 26, on 12.2± acres, located on the west side of Custer Road and 1,170± feet north of University Drive. (DEVAPP-25-0119)

Commissioner Blanscet made a motion to approve Items 4a through 4c. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

5. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007)

Mr. Hicks presented Item 5 to the Commission.

The Commission inquired if the screening requirements between office and single family will still apply if there is a floodplain between them.

Mr. Hoover responded that the space provided by the floodplain should be sufficient. However, if there are any gaps where there is not sufficient landscaping, the developers will be required to provide additional landscaping in those areas.

Chair Jackson opened the public hearing.

David Bond of Spiars Engineering commented that the project's landscaper determined the nearest house is approximately a quarter mile away. Therefore, a variance or waiver was not requested because the development complies with the buffering requirements.

The Commission inquired further into what uses are intended for the sports facility. Mr. Bond responded that the owner is seeking pickleball, table tennis, and badminton.

The applicant, Phani Chennuputi, commented that since many Prosper residents are currently going to nearby cities to play these sports, he hopes to provide a local facility for residents. He also mentioned the idea of potential additions of outdoor tennis courts and a swimming pool for children's lessons.

Chair Jackson closed the public hearing.

Commissioner Carson made a motion to approve Item 5. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 5-0.

6. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane. (ZONE-26-0001)

Mr. Hill presented Item 6 to the Commission.

Chair Jackson opened the public hearing.

No comments were made.

Chair Jackson closed the public hearing.

Commissioner Carson made a motion to approve Item 6. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

7. 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.

Town Staff informed the Commissioners that there will be further coordination for setting a date for the next Planning and Zoning Meeting.

8. Adjourn.

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:03 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary