



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Wednesday, March 25, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 5:59 p.m.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, John Hamilton, Matt Furay, Brett Butler, and Deborah Daniel

Commissioner(s) Absent: Secretary Glen Blanscet

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner)

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the March 25, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4n and Regular Items 5-7.

Commissioner Hamilton made a motion to recess into Executive Session at 6:00 p.m. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

EXECUTIVE SESSION:

Vice Chair Carson joined Executive Session at 6:05 p.m.

Reconvene into Work Session.

The Commission reconvened into Work Session at 6:19 p.m.

Staff provided an overview of Item 5 and there was discussion regarding what feedback had been given previously and what is now being proposed. Ideas were proposed for how to enable the open space to become more creative and usable. The desired elements are present in the proposed plan but they are not well organized or placed to create placemaking. The recently adopted Dallas North Tollway Guidelines were discussed and how this proposed plan aligns and differs from the items.

There was discussion about Item 4i., which consists of office/warehouse buildings. The property is within the Dallas North Tollway District. One of the buildings has frontage along the Tollway. Commissioner Carson asked if the buildings were in-line with the Dallas North Tollway Guidelines. Mr. Hoover provided background on the developer and stated that there is potential for office and/or retail in the portion of the building that is adjacent to the Tollway. Additionally, the uses proposed in the development are allowed by the base zoning.

There was a brief discussion regarding Item 6. Mr. Hoover explained that in the past we have not supported limited and extended stay hotels since they limit the market for a full-service hotel. The reason this extended-stay hotel proposal is being considered is that it is a dual brand with a full-service option. Should the Specific Use Permit not be approved, the applicant could move forward with the entire hotel as full-service as it is allowed within the zoning district.

2. Adjourn.

The work session was adjourned at 6:57 p.m.

Suzanne Porter, Planning Manager

Josh Carson, Vice Chair