



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall– Executive Conference Room
250 W. First Street, Prosper, Texas
Monday, September 15, 2025
5:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 5:37 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, Sekou Harris, Matthew Furay, and Glen Blanscet

Commissioners Absent: Vice Chair Damon Jackson and John Hamilton

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

Other(s) Present: Alan Lathrom, Town Attorney

Items for Individual Consideration:

1. Discuss items on the September 15, 2025, Planning & Zoning Commission agenda.

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

The Commissioners inquired about Consent Agenda Items 3d and 3e. Specifically, there was discussion regarding the changes from previously approved plans to the current proposal. Town Staff answered citing improvements such as water features and increased landscaping.

Staff provided a brief overview of Regular Agenda Item 4.

Commissioner Harris inquired about whether “Alcoholic Beverage Sales” being a permitted use allowed liquor stores and if “Restaurant” being a permitted use allowed drive-through restaurants by right. Town Staff clarified that “Alcoholic Beverage Sales” allows for the sale of alcohol by grocery stores and similar retailers but not liquor stores. Additionally, Town Staff clarified that “Restaurant” uses meant sit-down restaurants and that drive-through restaurants would still require a Specific Use Permit.

Commissioner Carson inquired about whether Bella Prosper would be completed in phases. Town Staff confirmed that the project was proposed to be completed in five phases.

2. Adjourn.

The work session was adjourned at 6:10 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary