



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, April 14, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:03 P.M.

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

Commissioner(s) Absent: 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 Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Chace Craig, Town Attorney

Items for Individual Consideration

1. Discuss items on April 14, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4f and Regular Item 5 and explained that Item 4c would be covered more in-depth during the second half of the work session.

The Commission inquired about Item 4e. Town Staff answered questions regarding the site's open space requirements and the condition of approval on the site plan requiring the mechanical equipment north of the building to be screened by masonry screening walls.

The Commission inquired about Item 5. Town Staff answered questions regarding potential limitations on the amount of restaurant area being proposed and the Commission's discretion to request alterations to the Conceptual Development Plan.

The applicant for Item 4c, Vitay Pelaprolu, and his engineer and architect, David Bond and Stefan Heisig, presented updated proposals for their preliminary site plan submittal based on previous feedback from the Planning and Zoning Commission. The Commission discussed the inclusion of additional landscaping along the adjacent thoroughfares, softening the rear of facades that backed to open space, and walkability throughout the site with the applicant.

The Commission expressed their appreciation for the applicant being willing to work with the Town to enhance the development.

2. Adjourn.

The work session was adjourned at 7:00 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary