



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Wednesday, March 25, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning and Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. America 250.

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 4a. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission work session meeting.

- 4b. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission regular meeting.
- 4c. Consider and act upon a request for a Site Plan for a Mixed-Use Building on Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0108)
- 4d. Consider and act upon a request for a Final Plat of Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0109)
- 4e. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase II, Block A, Lots 22-24, on 4.4± acres, located on the southwest corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0016)
- 4f. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0083)
- 4g. Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the southwest corner of Shawnee Trail and Frontier Parkway. (DEVAPP-25-0055)
- 4h. Consider and act upon a request for a Final Plat of Creekside, on 89.1± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0084)
- 4i. Consider and act upon a request for a Preliminary Site Plan for Office/Warehouse Buildings on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas Parkway. (DEVAPP-25-0101)
- 4j. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on 6.0± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0107)
- 4k. Consider and act upon a request for a Final Plat of Victory at Frontier South, Block A, Lots 1-2, and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3, on 7.9± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0105)
- 4l. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0110)
- 4m. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0068)
- 4n. Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8, on 8.3± acres, located on the north side of University Drive and 885± feet west of Teel Parkway. (DEVAPP-26-0014)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

5. Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)
6. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)
7. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)
8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
9. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Thursday, March 19, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning and Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.