



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 16, 2025
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:53 P.M.

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

Commissioner(s) Absent: Chair Damon Jackson

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a.** Consider and act upon the minutes from the December 2, 2025, Planning and Zoning Commission regular meeting.
- 3b.** Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)
- 3c.** Consider and act upon a request for a Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-25-0071)
- 3d.** Consider and act upon a request for a Site Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0177)
- 3e.** Consider and act upon a request for a Facade Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0176)
- 3f.** Consider and act upon a request for a Final Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0175)
- 3g.** Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 5 and a Replat of Victory at Frontier, Block A, Lot 7R, on 2.9± acres, located on the east side of Preston Road and the south side of Frontier Parkway. (DEVAPP-25-0091) *

*** Correction: Location is on the west side of Preston Road.**

Commissioner Furay made a request to pull Item 3a from the Consent Agenda to abstain from the vote as he was not present during that meeting, and Commissioner Blanscet made a request to pull Item 3b from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3c through 3g, noting that the location referenced in Item 3g should state the west side of Preston Road. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

Commissioner Hamilton made a motion to approve Item 3a. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0 (Commissioner Furay abstained).

Mr. Hicks presented Item 3b.

Commissioner Blanscet expressed that the location was a vital entry point into the Town and questioned the proposal's alignment with the goal of placemaking for the site.

Delanie Powell with Spiars Engineering, the applicant's consultant, explained that the applicant and consultant had worked with Town Staff to provide an enhanced open space and walking trails, because they also recognized the site as a prominent entry point into the Town.

Commissioner Blanscet stated the proposed walking trails may not be sufficient in terms of walkability as the development is very spread out like other shopping centers in the metroplex.

Ms. Powell explained that there is not a big box tenant proposed on the property at this time; it would require a Specific Use Permit. The building will be broken into multiple tenants. The original proposal had the buildings closer together; however, it was decided to place the buildings closer to the streets to shield the parking areas and open space from adjacent thoroughfares. The buildings will have a front-looking façade on all four sides to increase the appeal. There was additional discussion regarding the enhancements on the plan.

Commissioner Hamilton inquired about the potential for alternative uses other than restaurant and retail, such as multistory offices.

Ms. Powell stated that there had been no conversations pertaining to other uses or multistory buildings; however, the southern portion of the site was a second phase of the development and could potentially be altered.

Commissioner Hamilton asked if there were any prospective tenants for any of the buildings on the proposal.

Ms. Powell stated that either CVS or Walgreens were intended to occupy the building on Lot 5 and that the other tenants were unknown.

Commissioner Butler inquired about the use of the buildings on Lot 1 and Lot 3.

Ms. Powell stated that the two buildings were intended to be restaurants.

Vice Chair Carson acknowledged the consultant's efforts regarding the open space and stated he would like to see more emphasis on placemaking due to the location being a vital entry point into the Town. He suggested leaving the second/southern half of the development for future approval to allow for the opportunity of more density.

The Commission requested that the applicant amend the plan with focus on the diversification of the proposed uses, walkability of the site, and landscaping.

Ms. Powell stated that the main purpose of the proposal was to finalize the layout of the site. The infrastructure would be installed first, and then each lot would receive site plan approval. Lot 8 could have up to two tenants and Lot 7 could have three or four tenants.

After discussion amongst Commissioners, Mr. Hoover, Director of Development Services, requested that the Commission provide specific feedback to allow Town Staff to better direct the applicant and consultant in amending the proposal. Commissioners responded with the suggestions of providing a variety of density or something other than single story retail, providing something special with character, enhancing walkability, drawing pedestrians into the development, and placemaking.

Commissioner Daniel made a motion to table to Item 3b to January 20, 2026. The motion was seconded by Commissioner Hamilton. The motion was carried 5-1 with Commissioner Furay in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 4. Conduct a Public Hearing and consider and act upon a request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of 10.8± acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012)**

Mr. Hicks presented Item 4.

The Commission inquired about the proposed landscaping, the minimum square footage allotted to a given tenant, and parking stalls being in front of bay doors.

Clayton Brian and Nathan Forney introduced themselves as the applicants for this proposal and discussed the proposal with the Commissioners. A building could accommodate four tenants. Landscaping will be maintained by them or whomever will own the property in the future. Screening and buffers around the property and the truck wells were discussed. The overhead doors can be removed to become full glass depending on the need of the tenant. The conceptual plan was designed with the allotment of more square footage for office use than warehouse use. It was explained that office uses require a higher parking ratio than warehouse uses and that a decrease in the amount of office use could result in the reduction of the amount of required parking spaces.

Commissioner Blanscet noted that the open space provided is 11.3% and asked the applicants if they were open to changing the open space requirement from the standard 7% to 11.3% to match the plan.

Mr. Brian responded that they were open to this.

Vice Chair Carson requested clarification on whether concrete tilt wall was classified as a masonry product.

Mr. Hoover stated that concrete tilt wall was considered a masonry product.

Vice Chair Carson opened the public hearing.

No comments were made.

Vice Chair Carson closed the public hearing.

Commissioner Blanscet made a motion to approve Item 4 subject to increasing the required open space percentage from seven percent to 11.3 percent. The motion was seconded by Commissioner Hamilton. The motion was carried by a vote of 5-1 with Commissioner Furay in opposition stating the need for a minimum square footage requirement for tenant spaces.

5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hicks informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

6. Adjourn

Commissioner Furay made a motion to adjourn the meeting. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 7:59 P.M.



Michelle Crowe, Senior Administrative Assistant



Glen Blanscet, Secretary