MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 5, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:45 P.M.

Commissioners Present: Secretary Glen Blanscet, John Hamilton, Matt Furay, Brett Butler and Deborah Daniel

Commissioner(s) Absent: Chair Damon Jackson, Vice Chair Josh Carson

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: Chace Craig, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

4a. Consider and act upon the minutes from the April 21, 2026, Planning and Zoning Commission work session meeting.

4b. Consider and act up the minutes from the April 21, 2026, Planning and Zoning Commission regular meeting.

4c. Consider and act upon a request to Table 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 to the May 26, 2026 Planning and Zoning Commission meeting. (DEVAPP-24-0110)

4d. Consider and act upon a request for a Preliminary Plat of Prosper Oaks, on 375.1± acres, located on the south side of Frontier Parkway and 2,140± feet east of FM 1385. (DEVAPP-25-0140)

4e. Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0006)

4f. Consider and act upon a request for a Final Plat of Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0007)

4g. Consider and act upon a request for a Site Plan for Restaurant/Retail and Medical Office/Retail Buildings on Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0021)

4h. Consider and act upon a request for a Replat of Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0022)

Commissioner Hamilton made a motion to approve Items 4a, 4b, 4c, 4d, 4e, 4f, 4g and 4h. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

5. 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)

Mr. Hill presented Item 5 to the Commission.

Commissioner Blanscet inquired what new information was being presented. Mr. Hill responded that representatives for Hilton company were present to provide more details about the extended stay and room costs. Wes Hoblit with Master Plan Consultants and Whitney Knight with Hilton introduced themselves as representatives for the project and presented a PowerPoint to the Commissioners.

Commissioner Blanscet inquired where the required restaurant was located on the plans. Anil Ram of ADR Designs LLC explained that the full-service restaurant is located between the Hilton Garden Inn and Homewood Suites and includes a full-service kitchen. A separate breakfast area is provided on the Homewood Suites side. Mr. Hoblit also confirmed that all amenities are shared between the hotels and that the restaurant would be open to both hotel guests and the public.

Commissioner Blanscet inquired how the dual-branded hotel would operate together on a day-to-day basis. Ms. Knight explained that both hotels would function as a unified operation under one general manager while sharing staff and amenities including housekeeping, front desk, sales, catering, food service, and the pool. Operational differences primarily involve backend systems and breakfast service as Homewood Suites offers complimentary breakfast while Hilton Garden Inn charges separately. Ms. Knight also stated that guests would experience the property as a single hotel and that the shared setup benefits group events such as weddings.

Commissioner Blanscet inquired about Hilton's renovation requirements. Ms. Knight explained that hotels typically undergo a soft renovation roughly every seven years which consists of updates to carpet and furnishings, followed by a full interior renovation roughly every fourteen years. The applicant then added that most hotels renew their franchise agreements after completing required upgrades, including potential exterior updates through a Product Improvement Plan.

Commissioner Furay inquired about how the two hotel brands are separated. Ms. Knight explained that they share a common lobby and front desk but have separate elevator banks and room areas that are typically divided by floors or sections. Mr. Ram clarified that there are no walls on each floor separating the hotels; the different room types share the same corridor and there is signage for each brand.

Commissioner Furay inquired whether the project could instead become a single Hilton Garden Inn rather than a dual brand. Ms. Knight explained that once license agreements are signed, changing the hotel brands would create major legal issues. It was also noted that the developers did not initially realize a Specific Use Permit was required.

Commissioner Furay made a motion to close the public hearing and approve Item 5. The motion was seconded by Commissioner Daniel. The motion was passed by a vote of 4-1 with Commissioner Hamilton in opposition. Commissioner Hamilton expressed that the reasons for his denial have not changed from when the item was previously heard by the Commission. There are already approved extended stay hotels in Prosper and any additional extended stays will impact the number of available full service rooms.

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

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

7. Adjourn.

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:46 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary