



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, February 18<sup>TH</sup>, 2025, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:12 p.m.

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

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: Josh Galicia, L.L.P. (Town Attorney)

**2. Recitation of the Pledge of Allegiance.**

**CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the February 04, 2025, Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a request for a Preliminary Plat of Twin Creeks Ranch Phases II & III, on 15.8± acres, located on the south side of Frontier Parkway and 4,800± feet east of Coit Road. (DEVAPP-24-0158)**

Commissioner Hamilton made a motion to approve Items 3a and 3b. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

**CITIZEN COMMENTS**

No comments were made.

**REGULAR AGENDA:**

- 4. Consider and act upon a request for a Site Plan for Bank and Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0142)**
- 5. Consider and act upon a request for a Replat for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0141)**
- 6. Consider and act upon a request for a Façade Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0143)**

Commissioner Hamilton made a motion to remove Items 4, 5 and 6 from the table. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks provided an overview of the items and introduced the applicant who was present to provide information pertaining to the site layout and uses proposed on the site plan.

Mr. Shipp from Blue Star Land and Rachel Korus with Kimley Horn answered questions of the Commission. Mr. Shipp explained that this site is a vacant area between two developments, and it was determined to construct this site without having particular tenants. Mr. Shipp mentioned that there has been interest from banks and retail users. Ms. Korus presented a simplified site plan to better show the layout and traffic flow on the site.

Commissioner Blanscet discussed with the applicant the drive-through locations, stopping points, grade changes, and the proposed pass-through lane between Preston Road and Craig Road.

Mr. Shipp stated that if a user does not need the drive-through, it could be closed off or taken out. He indicated that the use of the building to the left on the site plan would not be for food, unless a Specific Use Permit were approved.

Chairman Daniel asked about the possibility of eliminating the drive-through. Commissioners Carson and Furay had a discussion with the applicant and staff about the operation of the drive-through and canopy or service location with an opposite flow of traffic. Commissioner Carson asked if the parking requirements for a restaurant had been considered for the building to the right on the site plan. Staff confirmed that it had been.

Commissioner Blanscet made a motion to approve Items 4, 5 and 6. The motion was seconded by Commissioner Furay. The motion was approved by a vote of 4-2 with Commissioner Carson and Commissioner Hamilton in opposition.

**7. Conduct a Public Hearing and consider and act upon a request for a Planned Development for Townhomes on H. Jamison Survey, Abstract 480, Tract 1, on 8.3± acres, located on the north side of Richland Boulevard and 680± feet east of La Cima Boulevard. (ZONE-24-0018)**

Mr. Hill presented this case and answered questions from the Commissioners.

Mr. Tristan Poore, with Spiars Engineering, spoke on behalf of the Developer and provided information about the proposed zoning case. Mr. Poore answered the Commissioners' questions regarding the proposal.

Chair Daniel opened the public hearing.

Sherell Conde, 1911 Cypress Lake Lane, spoke in opposition to this item stating that it would lead to a loss of economic benefits, increased traffic and infrastructure strain, its incompatibility with surrounding development and community needs, and precedent for future unchecked development.

Bradley Hampton, 1140 Amistad Drive, spoke in opposition to this item indicating that the neighborhood needed non-residential services that would benefit this area, and that the development is very dense and has an incompatible height and scale compared to the residential homes.

Cari Alvarez, 1150 Amistad Drive, spoke in opposition to this item referencing that offices and non-residential would have less impact due to hours of operation. Ms. Alvarez expressed she believed the proposal to be like a multifamily development. Ms. Alvarez also indicated that many

of the residents heard about the proposal from the Homeowners' Association the day of the meeting.

Vanessa Manley, 1440 Amistad Drive, spoke in opposition to this item concerning the potential increase in crime and the potential impact on the safety of the area.

Chair Daniel closed the public hearing.

The Commissioners discussed the project and raised concerns regarding the reduction of the Town's typical Townhome development standards, the proximity of townhomes siding to the adjacent residential subdivision, unusable open space, the building materials on the façade, the height and size of the townhomes, lack of adequate parking, and traffic. The Commissioners expressed that they wished the developer was present at the meeting and would have reached out to the adjacent residents prior to the meeting. Additionally, the Commissioners expressed their appreciation for the residents who attended the meeting and voiced their opinion.

Commissioner Hamilton made a motion to deny Item 7. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 6-0.

**8. 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 Town Council and Planning & Zoning Commission consideration. The Commissioners and Staff discussed plans for future work sessions and the review of the Unified Development Code.

The meeting was adjourned at 8:15 p.m.



Michelle Crowe, Senior Administrative Assistant



Josh Carson, Secretary