TOWN OF PROSPER
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MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday July 7, 2026
7:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 7:29 P.M.

Commissioners Present: Chair Damon Jackson, Glen Blanscet, Brett Butler, John Hamilton, and Matt Furay

Commissioner(s) Absent: Vice Char Josh Carson and Deborah Daniel

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: Terrance Welch, Town Attorney

2. Recitation of the Pledge of Allegiance.

<u>CONSENT AGENDA:</u>

3a. Consider and act upon the minutes from the June 2, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the June 2, 2026, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Preliminary Plat of Estates at Brookhollow on 140± acres, located 1,600± south of First Street and 980± feet east of Lakewood Drive, zoned Planned Development-90. (DEVAPP-24-0096)

3d. 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 July 21, 2026, Planning and Zoning Commission meeting. (DEVAPP-24-0110)

3e. Consider and act upon a request for a Final Plat of Mirabella, Phase 1, on 94.0± acres, located on the north side of University Drive and 1,000± feet west of Custer Road. (DEVAPP-25-0069)

3f. Consider and act upon a request for a Site Plan for Luxury Warehouses and Office/Retail Buildings on Beaty Addition, Block A, Lot 1, on 10.8± acres, located on the west side of Coleman Street and 1,740± feet south of Prosper Trail, zoned Planned Development-117. (DEVAPP-25-0127)

3g. Consider and act upon a request for a Final Plat of Beaty Addition, Block A, Lot 1, on 10.8± acres, located on the west side of Coleman Street and 1,740± feet south of Prosper Trail, zoned Planned Development-117. (DEVAPP-25-0128)

3h. Consider and act upon a request for a Preliminary Plat of The Reserve at McCasland Farm, on 50.0± acres, located on the south side of Parvin Road and 850± feet west of Legacy Drive, zoned Planned Development-135. (DEVAPP-26-0017)

3i. Consider and act upon a request for a Site Plan for an Automobile Repair (Minor) Building on Teel 380 Addition, Block A, Lot 1B, on 1.9± acres, located on the north side of University Drive and 265± feet west of Teel Parkway, zoned Planned Development-40. (DEVAPP-26-0032)

3j. Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 1B, on 1.9± acres, located on the north side of University Drive and 265± feet west of Teel Parkway, zoned Planned Development-40. (DEVAPP-26-0030)

3k. Consider and act upon a request for a Site Plan for a Restaurant/Retail Building on Teel 380 Addition, Block A, Lot 8, on 5.6± acres, located 300± feet north of University Drive and 865± feet west of Teel Parkway, zoned Planned Development-40. (DEVAPP-26-0033)

3l. Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 8, on 5.6± acres, located 300± feet north of University Drive and 865± feet west of Teel Parkway, zoned Planned Development-40. (DEVAPP-26-0034)

Commissioner Hamilton made a request to pull Item 3c from the Consent Agenda.

Commissioner Butler made a motion to approve Items 3a, 3b, and 3d through 3l. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

Mr. Hicks presented Item 3c to the Commission.

Commissioner Hamilton requested clarification regarding the relocation of the detention pond.

The applicant, Warren Corwin, stated the detention pond at the northwest corner of the site would be relocated to the east side of property and would be designated as the regional detention pond for the entire tract.

Commissioner Hamilton requested clarification regarding who would fund the relocation of the detention pond.

Andrew Shaddock, the developer for the project, confirmed that Shaddock Development would be responsible for funding the relocation.

Commissioner Hamilton requested clarification regarding the City of Irving waterline's impact on the provision of the open space features and trails adjacent to the waterline.

Mr. Corwin stated that he had previously worked with Toll Brothers on a nearby subdivision, Wandering Creek, that was also impacted by the waterline. He explained that there was a 15-foot area on one side of the waterline that provided the room to construct the trail and that there would be an area outside of the waterline easement that provided the room for the proposed amenities.

Commissioner Hamilton requested clarification regarding whether the subdivision would be annexed into the existing Homeowners' Association or establish a Homeowners' Association independent of the existing one.

Mr. Shaddock stated that the preference is to annex into the existing Homeowners' Association; however, establishing a new one for this subdivision was also feasible. He added that this detail had yet to be determined and required additional consultation with his partners.

Commissioner Hamilton made a motion to table Item 3c to the Planning and Zoning Commission meeting on July 21, 2026. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

4. 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.

5. 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 7:48 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary