



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 4, 2025
6:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:03 P.M.

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, Brett Bulter, John Hamilton, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: 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: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a. Consider and act upon the minutes from the October 21, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the October 21, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Revised Preliminary Site Plan for a Health Studio, Open Space, Parking, and Restaurant/Retail Buildings on Victory at Frontier, Block A, Lots 1, 3, 4, 5, 6, 7, 8, and 9, on 25.6± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (DEVAPP-25-0014)
- 3d. Consider and act upon a request for a Site Plan for a Health Studio and Open Space on Victory at Frontier, Block A, Lots 1R, 3, 4R, 6, & 9, on 20.0± acres, located on the west side of Preston Road and 295± feet south of Frontier Parkway. (DEVAPP-25-0080)
- 3e. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lots 3 and 9, and a Replat of Victory at Frontier, Block A, Lots 1R and 4R, on 18.8± acres, located on the west side of Preston Road and 295± feet south of Frontier Parkway. (DEVAPP-25-0079)
- 3f. Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail and Office Buildings on Teel 380 Addition, Block A Lots 1B, 2, 4, 5, and 9, on 7.2± acres, located on the west side of Teel Parkway and 565± feet north of University Drive. (DEVAPP-25-0058)

- 3g. Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 5 and 9, on 8.6± acres, located on the west side of Teel Parkway and 565± feet north of University Drive. (DEVAPP-25-0074)**

Commissioner Hamilton made a motion to approve Items 3a through 3g. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 4. Conduct a Public Hearing and consider and act upon a request to amend Planned Development-69 to allow for a seasonal storage container for a Big Box Retail store on 70.9± acres, located on the southeast corner of Frontier Parkway and Dallas Parkway. (ZONE-25-0011)**

Mr. Hill presented Item 4 to the Commission.

Blake Beeson with H-E-B and Drew Donosky of Claymoore Engineering presented the proposal to the Commission detailing the reasons for the request.

Commissioner Jackson asked about other storage containers utilized by big box retailers within the Town. Mr. Hoover clarified that the storage containers were permitted on occasion through Special Event permits rather than being permitted through zoning entitlements.

Commissioner Blanscet stated that H-E-B had an existing storage container on-site that was not in compliance with Town regulations. Mr. Beeson stated that the reason for the request was to get the storage container on-site in compliance.

Commissioner Blanscet asked if the storage container would be screened so it is not visible from any major streets. Mr. Beeson stated that there was an existing screening wall to the south and minimal visibility from adjacent thoroughfares.

Commissioner Hamilton inquired about the storage containers not being accounted for in the initial planning of the store's design. Mr. Beeson stated that the containers will be considered in the design for future stores.

Commissioners Blanscet and Furay inquired about the possibility of expanding the store to remove the need for the storage containers. Mr. Beeson stated that the containers were more economically feasible than expansion of the store.

Commissioner Furay asked if the Town had received similar requests for seasonal storage containers. Mr. Hoover replied that Special Event permits had been granted for similar storage containers; however, none were permitted through zoning entitlements.

Commissioner Furay made a motion to deny Item 4. The motion was seconded by Commissioner Butler. The motion was denied unanimously by a vote of 6-0.

- 5. Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014)**

Mr. Hill presented Item 5 to the Commission.

Ryan Slattery and Abdul Ghous with Freese and Nichols presented the proposed Unified Development Code highlighting updates and substantial changes.

Commissioner Blanscet inquired about the 500-foot restriction of mobile food trucks in proximity to residential homes and its potential impact on their ability to serve construction workers building residential homes or neighborhood events. Mr. Hoover stated that the regulation needed to be reviewed more as it had to comply with state regulations regarding mobile food trucks.

Commissioner Blanscet inquired about whether the prohibition of “jellyfish” outdoor lighting would result in the prohibition of seasonal Christmas lights. Mr. Hoover explained it would be beneficial to remove this language from the proposed code for now and bring it back to the Commission later with more specificity.

Commissioner Blanscet noted that the regulations pertaining to accessory buildings needed additional language that clarified that they could not be utilized for short-term rentals or commercial purposes. Mr. Hoover concurred and stated that this would be addressed.

Commissioner Blanscet requested clarification on the proposed point-based system. Mr. Ghous explained that exceeding typical requirements earned developers points that could be used for them to add additional height to their building(s).

Commissioner Blanscet stated that additional height may not be a strong enough incentive for developers to provide additional features to a project and suggested adding additional incentives to the point-based system. Mr. Hoover concurred but added the caveat that Staff would need to vet the proposed incentives.

Commissioner Blanscet made a motion to approve Item 5 subject to the following conditions.

- Removal of the following sections so that they can be reviewed further and revised.
 - Building Regulations, Division 3.13.06 Prohibited Signs
#12 - LED, string or similar lighting outlining windows, doors, or other similar building features.
 - Zoning Ordinance, Outdoor Lighting Division 14.04.06(G) Prohibited
#3 - Jellyfish style permanent outdoor string lighting is prohibited in all residential districts.
- Addition of a definition for “Transient Rental.”
 - *Transient Rental*
The rental or offer for rental of any single-family dwelling or any portion of a single-family dwelling for a period of less than 30 days.
- Review of the standards related to Mobile Food Trucks in the Health and Sanitation Code (Chapter 6, Article 3) to ensure conformance with state laws by the Town Attorney.

- Updating the language in 14.04.07(A) regarding “Accessory Buildings” by replacing the word “may” with the word “shall.”
 - Previous Language
An accessory building **may** be similar to the primary dwelling in appearance and character.
 - Updated Language
An accessory building **shall** be similar to the primary dwelling in appearance and character.
- Clarifying and enhancing the incentives in the point-based system proposed to encourage high-quality design in Division 14.04.08 Non-residential Design and Development.

The motion was seconded by Commissioner Hamilton. The motion was approved unanimously approved a vote of 6-0.

6. Review actions taken by the Planning & Zoning Commission 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 & 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 6-0.

The meeting was adjourned at 7:33 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary