



MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 20, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:31 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Matt Furay, Brett Butler, and Deborah Daniel

Commissioner(s) Absent: John Hamilton

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Trey Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for Office/Retail and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0036)
- 3d. Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0038)
- 3e. Consider and act upon a request for a Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1 and Replat of St. Martin de Porres Addition, Block A, Lot 2R, on 51.9± acres, located on the north side of University Drive (US 380) between Windsong Parkway and Teel Parkway. (DEVAPP-25-0081)
- 3f. Consider and act upon a request for a Site Plan for Additions to a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the northeast corner of Coleman Street and Gorgeous Road. (DEVAPP-25-0119)

Commissioner Blanscet made a motion to approve Items 3a through 3f. 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 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)

Commissioner Carson made a motion to remove Item 4 from the table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0.

Ms. Porter presented Item 4 to the Commission.

The applicants, David Bond, Sagar Delaprolu, and Scott Rodgers, spoke for Item 4 and presented an overview of how the development had changed from its inception to the current layout, its design and features, the intended vision of what the area will include and what it could become in the long-term future, as well as conclusions from their market analysis.

Commissioner Carson requested more information on the quality retail that would be established for this development as well as the phasing for the project. Mr. Rodgers explained that they are seeking to have exclusively higher end, Class A tenants. Mr. Delaprolu then explained that phase one will focus on retail development on the north side of the project near Frontier Parkway. The retail is then intended to attract future office users to the south side of the development, which would be phase two. However, this phase could be more retail should the office demand not come to fruition.

Commissioner Blanscet asked the developer if he is intending for this project to eventually evolve into a mixed-use, gateway development with office and greater density, or, since the preliminary site plan only shows one-story retail, if that long-term transition is only expected to happen for other properties further south on the Tollway. Mr. Delaprolu confirmed that the intention is for the project to evolve and follow the previously mentioned phasing.

Commissioner Furay inquired if there is anything enforceable such as a development agreement that ensures the promised materials, design quality, and uses. Town Staff commented that without a development agreement in place these items cannot be enforced.

Commissioner Blanscet asked Town Staff what can be implemented to ensure the developer's commitments are enforceable. Town Staff commented that a Planned Development, accompanied with a development agreement, would need to be implemented to codify everything that was mentioned.

Commissioner Carson made a motion to table the item to the March 3rd meeting. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

5. Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006)

Ms. Porter presented Item 5 to the Commission.

The applicant, John McKnenzie, spoke on Item 5 and presented the project to the Commissioners.

Commissioner Blanscet inquired if parking spaces should be provided in the open space along the creek to accommodate residents from farther areas of the neighborhood. Mr. McKenzie responded that the intention is for residents to walk to the open space rather than drive.

Chair Jackson opened the public hearing.

No comments were made.

Chair Jackson closed the public hearing.

Commissioner Blanscet made a motion to approve Item 5. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

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

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

Mr. Hoover informed the Commissioners that the Dallas North Tollway plan will be presented at the February 17th Planning and Zoning Commission Meeting. Mr. Hoover further explained that the Unified Development Code will be presented as a discussion item on February 3rd and then placed as an action item at the February 17th meeting.

Commissioners discussed cancelling the March 17th meeting date due to Spring Break. A determination is yet to be made as to whether this meeting will be rescheduled to another date.

7. Adjourn

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

The meeting was adjourned at 8:20 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary