



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 6, 2025, 7:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 7:03 p.m.

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

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior 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 April 15, 2025, Planning & Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the April 15, 2025, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Preliminary Site Plan for Restaurants on Gates of Prosper, Phase 3B, Block B, Lot 3, on 12.2± acres, located on the southeast corner of Marketplace Drive and Gates Parkway, zoned Planned Development-67. (DEVAPP-24-0157)**
- 3d. Consider and act upon a request for a Site Plan for Temporary Buildings 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-25-0035)**

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

REGULAR AGENDA:

- 4. Conduct a Public Hearing to consider and act upon amending Article 3, Division 1, Section 3.1.4 – Conditional Development Standards and Article 4, Division 9 - Additional and Supplemental, of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs. (ZONE-25-0005)**

Ms. Porter addressed Item 4 and presented the Commissioners with examples of sites within the Town of Prosper with drive-throughs that would no longer be permitted under the proposed amendment.

Commissioner Hamilton asked whether Staff had considered implementing a distance requirement between drive-throughs and further inquired whether any nearby cities or towns had ordinances or requirements that addressed drive-through adjacency.

Ms. Porter responded that a comparison with other municipalities had not been conducted.

Commissioner Carson asked whether fuel pump stations and drive-in establishments, such as tire repair establishment, would be classified as drive-throughs, since some uses involve stacking but may not technically be considered drive-throughs. Staff acknowledged that additional clarification would be helpful in determining which uses should be classified as drive-throughs, making them subject to the proposed ordinance.

Town Staff explained the intent behind the proposed amendment stemmed from a prior amendment that addressed fast-food restaurants only, prompting questions about other types of drive-throughs. Staff emphasized the need for direction from the Commission on whether a broader separation requirement is necessary, which uses it should apply to, and how it should be implemented. Staff recommended starting with a strict approach and adjusting as needed.

Commissioner Furay proposed allowing drive-thru exceptions through a Specific Use Permit (SUP). This would give the town flexibility to approve drive-thrus on a case-by-case basis. Staff commented that SUPs are intended for uses that may be appropriate in some locations but not others, allowing added conditions where needed. The Town Attorney added that this approach could be implemented if the Commissioners choose to move forward with it.

Commissioner Blanscet expressed his strong opposition to the proposed amendment, calling it overly restrictive with the potential to lead to negative results. However, he explained that he would be open to considering a minimum distance requirement if it were to help address traffic concerns at drive-thrus on major roads.

Commissioner Furay stated that he would be in favor of more restrictive standards with the ability to issue a SUP when warranted. Commissioner Hamilton followed by adding he would like to see research into what other communities are doing regarding drive-throughs.

Chairman Daniel voiced his agreement with Commissioner Blanscet's comments and suggested tabling the item until the May 20th meeting.

Commissioner Hamilton made a motion to table Item 4 and continue the public hearing at the May 20th meeting. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 5-0.

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

The meeting was adjourned at 7:33 p.m.