



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 15, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:14 p.m.

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

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 June 17, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the June 17, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon the minutes from the June 17, 2025, Planning & Zoning Commission work session meeting regarding the Unified Development Code.
- 3d. Consider and act upon a request for a Replat of Prosper Ridge, Blocks D-F, on 12.0± acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-25-0057)

Commissioner Hamilton made a motion to approve items 3a, 3b, 3c and 3d subject to changing the date on the June 17, 2025, regular meeting minutes. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

No citizen comments were received.

REGULAR AGENDA:

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022)

Commissioner Furay made a motion to remove Agenda Item 4 from the table and continue the public hearing. This motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

Mr. Hill presented an update for this case, explaining that the applicant is requesting the item be tabled to the August 5, 2025, Planning & Zoning Commission meeting to allow additional time to adjust the proposal.

Commissioner Hamilton made a motion to table Item 4 and continue the public hearing to the August 5, 2025, meeting. This motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

5. Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (COMP-24-0002)

This was a companion to Item 4.

Commissioner Furay made a motion to remove Agenda Item 5 from the table and continue the public hearing. This motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

Mr. Hill presented an update for this case, explaining that the applicant is requesting the item also be tabled to the August 5, 2025, Planning & Zoning Commission meeting to allow additional time to adjust the proposal.

Commissioner Hamilton made a motion to table Item 5 and continue the public hearing to the August 5, 2025, meeting. This motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

6. Conduct a Public Hearing and consider and act upon a request to rezone 18.7± acres from Planned Development-14 (Retail) to Planned Development-Retail on Netherly Survey, Abstract 962, Tract 7, located on the northwest corner of Legacy Drive and First Street. (ZONE-25-0004)

Mr. Hill presented an overview of this case.

Commissioner Carson requested clarification on whether the Town uses building height or number of stories to determine setbacks. Mr. Hill stated that the Zoning Ordinance allows both building height and number of stories to be used when determining setbacks.

Commissioner Carson voiced his concerns about having the use of Farmers Markets by right and suggested this use be by Specific Use Permit instead.

Commissioner Carson requested clarification on the landscaping buffer requirements and where they originated. Mr. Hill explained that there are several different planting requirements that are based upon adjacency to either thoroughfares, commercial development, or residential development. Commissioner Hamilton further inquired if the separation between trees listed is due to tree health. Mr. Hoover confirmed that it has to do with the height and ultimate tree canopy the species will have.

Commissioner Blanscet requested clarification on how bound the Town would be to the concept plan that is being presented if approved. Mr. Hill explained that the plan being shown is only a concept plan, and the locations of the buildings can be relocated at the time of the Preliminary Site Plan.

Chairman Daniel opened the public hearing.

The applicant, Hector Leon, presented the project to the Commission.

Chairman Daniel requested clarification on the timing of the construction of the fuel station. Mr. Leon explained that the developer intends to begin construction as soon as possible. Once work on the building starts, leasing for the overall development will begin soon after.

Commissioner Carson inquired about the amount of parking being presented on the plan. Mr. Leon explained that their team has worked closely with Town Staff and intend to provide whatever aligns with the Town standards when it is time to submit the Preliminary Site Plan.

Chairman Daniel closed the public hearing.

Commissioner Furay commented that he had no further objections or issues with the proposed plan apart from the project being too dense.

Commissioner Blanscet stated his concerns regarding the proximity of the proposed grocery store to the surrounding homes and that a new location should be found, preferably more interior to the development.

Commissioner Jackson commented that when the Preliminary Site Plan is submitted that the number of drive-throughs next to each other is adjusted.

Commissioner Carson echoed what Commissioner Jackson said, as well as a request for better landscaping throughout the development and to make the use of a Farmer's Market by Specific Use Permit.

Commissioner Harris commented that he has no issues with the plan that is presented and echoes the sentiments of the other commissioners.

Commissioner Hamilton requested an increase in the usable open space requirements from seven percent to ten percent of the entire area. Commissioner Hamilton also requested that these usable open spaces contain amenities such as public art installations, gazebos/pergolas, seating areas with shade structure, water features (fountains or naturalized stream banks), and stone terracing/low masonry seating walls. Commissioner Hamilton also requested the developer include at least a minimum of three items that were listed.

Commissioner Carson then asked Town Staff if detention on site will be required for stormwater. Town Staff commented that the development would not require detention.

Commissioner Hamilton made a motion to approve Agenda Item 6, subject to Town Staff's comments, an increase in usable open space from seven percent on each lot to ten percent of the entire area, and to include a minimum of three of the five amenities requested, which include public art installations, gazebos/pergolas, seating areas with shade structure, water features (fountains or naturalized stream banks), or stone terracing/low masonry seating walls. Commissioner Hamilton also requested the use of Farmer's Market be changed from by right to by Specific Use Permit. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

7. 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 & Zoning Commission consideration.

8. Adjourn.

Commissioner Jackson made a motion to adjourn the meeting. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

The meeting was adjourned at 7:00 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary