



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, September 2, 2025, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:10 p.m.

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

Commissioners Absent: Chair Brandon Daniel

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 August 19, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the August 19, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Revised Site Plan for site modifications to a Restaurant with a Drive-Through on Windsong Ranch Marketplace, Block A, Lot 14, on 2.5± acres, located on the northwest corner of University Drive (US 380) and Windsong Parkway. (DEVAPP-24-0146)
- 3d. Consider and act upon a request for a Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located on the northwest corner of Teel Parkway and University Drive (US 380). (WAIV-25-0004)
- 3e. Consider and act upon a request for a Conveyance Plat of Teel 380 Addition, Block A, Lots 1A, 1B, and 2-8, on 22.0± acres, located on the northwest corner of Teel Parkway and University Drive (US 380). (DEVAPP-25-0072)
- 3f. Consider and act upon a request for a Revised Conveyance Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0073)

- 3g. Consider and act upon a request for a Site Plan for a Restaurant with a Drive-Through on Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0051)**
- 3h. Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0052)**

Commissioner Blanscet made a request to pull Item 3c.

Commissioner Carson made a motion to approve Items 3a, 3b, 3d, 3e, 3f, 3g and 3h. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks presented Item 3c to the Commissioners, providing an overview of the development.

Commissioner Blanscet noted that the list of revisions on the site plan do not match the dimensions on the drawing. He requested that staff work with the applicant to make the notes and plans consistent; any conflicting information needs to be revised.

Commissioner Blanscet made a motion to approve Item 3c subject to Staff ensuring that the site plan dimensions match, those on the drawing and the revisions requested. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

#### **CITIZEN COMMENTS**

No comments were made.

- 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 & Zoning Commission consideration.

#### **5. Adjourn.**

Commissioner Harris 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 6:23 P.M.

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Trey Ramon, Planning Technician

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Josh Carson, Secretary