MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 4, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:41 P.M.

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

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

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 July 21, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the July 21, 2026, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Site Plan for Professional Office on Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0024)

3d. Consider and act upon a request for a Final Plat of Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0025)

3e. Consider and act upon a request for a Conveyance Plat of Preston and Frontier, Block A, Lots 1-2, on 24.0± acres, located on the southwest corner of Preston Road and Frontier Parkway. (DEVAPP-26-0036)

Commissioner Carson made a motion to approve Items 3a through 3e. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

Citizen Comments:

Aarush Tomar, 16125 Benbrook Blvd, Prosper, TX, inquired about the First Street expansion, specifically regarding plans to construct a bridge over the Burlington Northern and Santa Fe Railway.

Thomas Vicario, 651 Brookhurst Lane, Prosper, TX, spoke in support of Item 4 provided that a new Homeowners' Association was being established for the proposed subdivision.

REGULAR AGENDA:

4. **Consider and act upon a request for a Preliminary Plat of Estates at Brookhollow on 140± acres, located 1,600± south of First Street and 980± feet east of Lakewood Drive. (DEVAPP-24-0096)**

Commissioner Hamilton 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 7-0.

Ms. Porter presented Item 4 to the Commission stating the applicant confirmed that a separate Homeowners' Association would be established, apart from the one in existence.

Commissioner Hamilton noted for the record that the Town had received 54 emails and letters for Item 4 requesting the establishment of a separate Homeowners' Association.

Warren Corwin, the applicant's engineer, stated that the applicant was fine with establishing a separate Homeowners' Association.

Commissioner Hamilton made a motion to approve Item 4 subject to the establishment of a separate and independent Homeowners' Association for the proposed subdivision. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 7-0.

5. **Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)**

Commissioner Hamilton made a motion to remove Item 5 from the table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to table Item 5. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 7-0.

6. **Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)**

Commissioner Carson made a motion to remove Item 6 from the table. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 7-0.

Mr. Hill presented Item 6 to the Commission.

Taylor Mitcham, the applicant, presented the updated proposal to the Commission based on their feedback and their meeting with the Homeowners' Association.

The Commission inquired about the proposed living screen, specifically the wrought iron fencing adjacent to the neighboring subdivision's common area lot and maintenance of the plantings comprising the living screen.

Mr. Mitcham and Michael Carlisle, the applicant's engineer, stated the wrought iron fence was still under design but that they intended to connect the fence to the existing retaining walls. Additionally, they stated that they intended to maintain all the plantings on their property.

The Commission inquired about how the site would prevent light from bleeding over into the adjacent subdivision and if there were any proposed restrictions on the hours of operation.

Mr. Mitcham stated that the light fixtures would have hoods that limit the light pollution to their site. He also added that while there was no restriction on hours of operation, the property would comply with the Town's noise ordinance.

The Commission inquired about whether the elevations provided were consistent with the language regarding building materials in the development standards.

Mr. Mitcham stated that the renderings provided in the agenda packet reflected the requirement of primary materials being a minimum of eighty percent and secondary materials being a maximum of twenty percent.

The Commission inquired about the hooded left turn on Lovers Lane and how it would limit traffic on Richland Boulevard.

Mr. Mitcham stated that the proposal allowed trucks to both enter and exit Tract 2 off of Lovers Lane instead of Richland Boulevard. He added that idea came from the Town's Engineering Department.

Mr. Hoover explained that options were still being explored as the proposed hooded left did not meet the distance requirements for a full-scale median opening; however, the idea was to find an option that allowed for trucks to both enter and exit Tract 2 off of Lovers Lane instead of Richland Boulevard.

The Commission inquired about the construction of the northern section of Richland Boulevard that begins at the intersection of La Cima Boulevard and Richland Boulevard.

Mr. Hoover explained that it was expected the site being developed at the hard corner of La Cima Boulevard and Richland Boulevard would complete this section of Richland as part of their development. He added that Mr. Mitcham had agreed to complete this section, with reimbursement from the Town, should the development at the hard corner of La Cima Boulevard and Richland Boulevard not occur.

The Commission inquired about the changes to the layout of Tract 3.

Mr. Mitcham stated that the buildings were reoriented to have the garage doors face away from the adjacent neighborhood. He added that these changes were made in an attempt to accommodate concerns expressed by the Homeowners' Association regarding noise.

Chair Jackson opened the public hearing at 7:43 p.m.

David St. Romain, 700 Dentwood Trail, Prosper, TX, spoke regarding Item 6 about potential modifications to the proposal.

Katie Chatfield, 1060 Stratford Drive, Prosper, TX, spoke regarding Item 6 about potential modifications to the proposal.

Robert Holbrook, 901 Blue Ridge Drive, Prosper, TX, spoke in favor of Item 6, but expressed that there were modifications that needed to be made to the proposal.

Commissioner Hamilton made a motion to close the public hearing. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

The Commission expressed appreciation for the residents making their concerns known and for the applicant listening to these concerns and altering the original proposal to address them.

Commissioner Blanscet made a motion to approve Item 6 with the condition that no dumpster be allowed along the northern boundary of Tract 3. 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.

Chair Jackson requested that work sessions begin earlier when there are several items on the Regular Agenda.

Mr. Hoover stated that the Planning and Zoning Commission on December 1, 2026, would need to be rescheduled and asked the Commission to check their schedules to see if they would be able to attend meeting should it be rescheduled to December 2, 2026.

Mr. Hoover also stated that the requested modifications to the Unified Development Code discussed in the work session would likely be on one of the agendas in September where there were fewer public hearings.

Commissioner Furay made a motion to adjourn the meeting. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote 7-0.

9. Adjourn.

The meeting was adjourned at 8:04 P.M.

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Michelle Crowe, Senior Administrative Assistant — Glen Blanscet, Secretary