



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 19, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:09 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 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 August 5, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the August 5, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement Building on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0170)
- 3d. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-25-0009)
- 3e. Consider and act upon a request for a Preliminary Plat of Aavasa by Anvita, on 16.4± acres, located on the southeast corner of Coit Road and First Street. (DEVAPP-25-0002)
- 3f. Consider and act upon a request for a Preliminary Site Plan for a Free-Standing Emergency Room, Hospital, and Medical Office Buildings on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the southeast corner of Mayor Clary Road and Frontier Parkway. (DEVAPP-25-0024)

Commissioner Hamilton made a request to pull Items 3c and 3d. Chairman Daniel made a request to pull Item 3f.

Commissioner Hamilton made a motion to approve Items 3a, 3b and 3e. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

Mr. Hicks presented Items 3c and 3d to the Commissioners, providing an overview of the development.

Commissioner Hamilton requested a Traffic Impact Analysis (TIA) due to its location on La Cima Boulevard and Richland Boulevard, which dead-ends east of the property. The development will change the traffic flow. A TIA was required for a development on the west side of La Cima Boulevard.

Mr. Hicks confirmed the applicant has submitted a Traffic Impact Analysis and it is under review.

Commissioner Blanscet requested clarification on whether the building was one or two stories.

Mr. Hicks clarified that the building is one story with an interior mezzanine.

Eric Paulino the applicant spoke to Item 3c and 3d, clarifying that indeed there is an interior mezzanine, made himself available for any additional questions, and expressed his excitement about being a part of Prosper.

Commissioner Carson asked the applicant to consider the residents behind the development. The landscape setback requirement is only 15 feet at the back and asked for additional ways to dress up the area for the residents. Also, beautification of La Cima landscaping would be a great benefit to the residents.

Commissioner Carson discussed that the primary point of entry is from La Cima and asked if there is a plan on the south side on Richland Boulevard to provide an entry.

Doug Weaver, the applicant's engineer, stated that they are planning to make improvements east of Richland Boulevard so that there will be a way to turn around and enter on Richland Boulevard.

Commissioner Hamilton made a motion on 3c subject to the approval of a Traffic Impact Analysis. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to approve Item 3d subject to the approval of a Traffic Impact Analysis. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Furay recused himself from Item 3f, sighting a conflict of interest.

Mr. Hill presented Item 3f to the Commissioners, providing an overview of the development and affirming this project will be phased with the free-standing emergency room constructed in the first phase and the hospital and medical offices constructed in the second phase.

Commissioner Blanscet requested clarification on whether the road shown on the southern portion of the property would connect to the road running through Frontier Park to the east.

Mr. Hoover confirmed that the road shown on the southern portion of the property would connect to road running through Frontier Park and that the connection was indicated on the Town's Master Thoroughfare Plan. Additionally, he added that this would be part of the second phase of development.

Commissioner Carson asked about the points of access for the emergency room due to the plan indicating the future median opening on Frontier Parkway would not be provided in the first phase.

Mr. Hill stated that the northwest corner will be constructed as part of the first phase of development including access points on both Frontier Parkway and Mayor Clary Road.

Ross Lukas, project engineer, spoke to Item 3f, offering clarification regarding the connections of the road shown on the southern portion of the property. Mr. Lukas indicated that the road would connect to the road in Frontier Park to the east and align with the road behind the H-E-B to the west. Additionally, he added that there were no immediate plans for the second phase of development.

Brittney Stevens, 951 Sagebrush Drive, Prosper TX, spoke to Item 3f, expressing concerns regarding the height of the hospital in relation to the adjacent neighborhood to the south. She stated that this concern was expressed and considered during the rezoning process years ago. Additionally, Ms. Stevens added that she had concerns regarding additional traffic, specifically when the future roadway is open and there are activities at Frontier Park.

Mr. Hill stated that the Engineering Department had not requested a traffic impact analysis for this site. Additionally, he added that there were height and setback requirements specified in Planned Development-69 restricting the maximum height of certain uses and requiring buildings to be setback certain distances from the adjacent residential area based on their heights.

Commissioner Carson inquired if there are any plans to connect the existing neighborhood to the hospital site due to a street stub, giving the appearance of a potential connection.

Mr. Hill informed the Commission that the stub will not connect to the hospital site because the applicant will have to install a masonry wall along the southern boundary of the property. Additionally, he stated that the Planned Development allowed hospitals to have a maximum height of 8 stories.

Commissioner Carson made a motion to approve Item 3f. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0. (Commissioner Furay recused himself)

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 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 6:40 P.M.

Michelle Crowe (Senior Administrative Assistant)

Josh Carson, Secretary