



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 18TH, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:04 p.m.

Commissioners Present: Vice Chair Damon Jackson, 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), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Jeremy Page, L.L.P. (Town Attorney)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the March 4, 2025, Planning & Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the March 4, 2025, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 6 & 7, on 19.6± acres, located on the south side of Frontier Parkway and 260± feet east of Dallas Parkway. (DEVAPP-23-0179)**
- 3d. Consider and act upon a request for a Site Plan for a Retail Building on La Cima Crossing, Block B, Lot 2, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0027)**
- 3e. Consider and act upon a request for a Final Plat of La Cima Crossing, Block B, Lot 2, on 4.8± acres, located on the northwest corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0026)**
- 3f. Consider and act upon a request for a Preliminary Site Plan for an Administration building, Community Center, and future Prosper ISD structures on Prosper ISD Administration Facility, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 925± feet north of University Drive. (DEVAPP-24-0129)**

Commissioner Hamilton made a request to pull Items 3d, 3e and 3f from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3a, 3b, and 3c. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 4-0.

Mr. Hicks addressed Item 3f.

Commissioner Hamilton expressed concerns regarding traffic and the completion of Richland Boulevard. Commissioner Hamilton requested that a Traffic Impact Analysis be completed as a condition of approval as well as Prosper ISD working with the Town of Prosper to have Richland completed to accommodate traffic.

Commissioner Blanscet inquired about the location of the proposed storage tank and pump house along Lakewood Drive and the type of landscaping that will be in place to conceal it.

Commissioner Hamilton made a motion to approve Item 3f subject to the completion of a Traffic Impact Analysis prior to construction. The motion was seconded by Commissioner Furay. The motion was carried by a vote of 3-1 with Commissioners Blanscet in opposition due to the location of the storage tank.

CITIZEN COMMENTS

Commissioner Jackson opened the floor to public comments and remarked that the commission had received several email comments that would be entered into the record.

Fred Costa, 260 Burnet Court, Prosper, TX, spoke in regard to his frustration with the Town's ordinances regarding lighting as well as his issues with a neighbor's floodlight. He proposed several modifications for the Town's lighting ordinances.

Kelly Batty, 520 Marbella Drive, Prosper, TX, spoke in opposition to Items 3d and 3e given that it may exacerbate traffic as well as increase safety concerns.

Commissioner Jackson closed the floor to citizen comments.

Mr. Hill presented Items 3d and 3e to the Commissioners.

For item 3d, Commissioner Hamilton asked if there would be any tree mitigation required for the site. Mr. Hill explained that any trees that are protected or located within the floodplain will be mitigated. Mr. Hill also confirmed that this item can be approved subject to the completion of a Traffic Impact Analysis prior to construction.

Mr. Hill discussed the history of traffic accidents on La Cima Boulevard and explained that the Town of Prosper's Police Departments tracking data does not show there has been an excessive number of accidents at this location.

Commissioner Blanscet asked Town Staff what would happen if the Traffic Impact Analysis were to show a negative impact on the site. Mr. Hoover explained if an issue were noted, it would need to be addressed prior to issuing building permits.

Commissioner Furay made a motion to approve Item 3d subject to the completion of a Traffic Impact Analysis prior to issuing the building permit. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 3-1 with Commissioner Jackson in opposition.

Commissioner Blanscet made a motion to approve Item 3e. The motion was seconded by Commissioner Furay. The motion was carried by a vote of 3-1 with Commissioner Jackson in opposition.

Commissioner Jackson stated that he is opposed to Items 3d and 3e due to the citizen comments that were received and based on the discussion during this meeting.

REGULAR AGENDA:

- 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 the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

The meeting was adjourned at 6:49 p.m.

Trey Ramon, Planning Technician

Damon Jackson, Vice Chair