



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Wednesday, March 25, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:59 P.M.

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

Commissioner(s) Absent: Secretary Glen Blanscet

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

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

- 4a. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission regular meeting.**
- 4c. Consider and act upon a request for a Site Plan for a Mixed-Use Building on Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0108)**
- 4d. Consider and act upon a request for a Final Plat of Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0109)**
- 4e. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase II, Block A, Lots 22-24, on 4.4± acres, located on the southwest corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0016)**
- 4f. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0083)**
- 4g. Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the southwest corner of Shawnee Trail and Frontier Parkway. (DEVAPP-25-0055)**

- 4h. Consider and act upon a request for a Final Plat of Creekside, on 89.1± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0084)**
- 4i. Consider and act upon a request for a Preliminary Site Plan for Office/Warehouse Buildings on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas Parkway. (DEVAPP-25-0101)**
- 4j. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on 6.0± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0107)**
- 4k. Consider and act upon a request for a Final Plat of Victory at Frontier South, Block A, Lots 1-2, and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3, on 7.9± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0105)**
- 4l. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0110)**
- 4m. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0068)**
- 4n. Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8, on 8.3± acres, located on the north side of University Drive and 885± feet west of Teel Parkway. (DEVAPP-26-0014)**

Commissioner Carson made a request to pull Item 4i from the Consent Agenda.

Commissioner Carson made a motion to approve Items 4a through 4h and 4j through 4n. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks presented Item 4i to the Commission.

Commissioner Carson requested a review of the open space and expressed concern about the building in the lower-left area and its proximity to the tollway and how it complies with the guidelines for development on the tollway.

Town Staff recommended the applicant explain their project to the Commission. Mr. Will Munding with Crow Holdings introduced himself as a representative for the project.

Commissioner Carson stated that while the use does not appear to be heavy industrial or manufacturing, it includes a significant amount of semi-truck loading and dock-style parking and inquired whether a traffic impact analysis has been conducted to assess potential impacts on the frontage road and future conditions. Mr. Munding confirmed one is being conducted but has not been finalized. However, the analysis so far has been positive.

Commissioner Carson requested a clearer description of the proposal as well as examples of similar nearby developments.

Mr. Munding explained that the project is an office-warehouse development with the office component and parking located in front, while trailer parking is screened in the back. The buildings themselves are 35 feet tall, which is smaller than typical warehouses, and designed for small tenants with minimal truck use. The buildings feature landscape along the frontages that give an office-like appearance. Mr. Munding then pointed to several developments in Frisco along Preston Road as similar examples.

Commissioner Carson expressed concern about the building in the lower-left corner and asked if there are similar examples along the tollway and whether the building's use or configuration could be adjusted to a less "heavy" or more "friendly" design. Mr. Munding explained that ultimately only a small portion of the building will be visible from the tollway, and the visible edge will feature landscaping, glass, and corner-focused architectural details to create an attractive appearance. It was also noted that similar designs exist along the tollway and other major roads.

Commissioner Butler inquired about how many tenants will be in the corner building by the tollway. Mr. Munding explained that it could be anywhere from two to six tenants and confirmed it will not be for any major distribution. Approximately 20 to 25 percent of the building area will be for office use.

Commissioner Carson inquired about the area between the open space and the property boundary near the lower-left building, asking if any easements or gas or power lines exist. Rex Glendenning of Rex Real Estate explained that 43 of the 65 acres are currently in the floodplain. A large drainage channel north of the building that covers about 6.5 acres will be preserved as greenbelt. This, along with an open drainage channel from the tollway to the railroad tracks, precludes the property from being retail uses or anything other than what is proposed.

Commissioner Carson made a motion to approve Consent Agenda Item 4i. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 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 Furay made a motion to remove Item 5 from the table. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks presented Item 5 to the Commission.

Commissioner Hamilton stated that he submitted commentary regarding his concern about the open space in front of Lot 11, where tables and chairs are placed adjacent to head-in parking. He suggested a green space buffer is needed to improve safety, traffic calming, and usability. His second concern was that while the water feature in the northeast quadrant is visually appealing, it is not actively used due to being surrounded by parking.

The applicant, Sagar Pelaprolu, introduced himself as a representative for the project. Mr. Pelaprolu explained that a raised plant bed buffer has been incorporated between the parking and seating area, along with a sidewalk, which together helps mitigate headlight exposure and address safety concerns.

Commissioner Carson requested that the applicant explain the revisions made to the plan and outline their overall vision for the project. Mr. Pelaprolu explained that the plan was designed to remain flexible and align with Commission feedback. A two-story building is proposed to accommodate a range of uses, including medical or supporting office space, as well as potential two-story restaurant concepts with mezzanine levels. This approach allows for a more diverse tenant mix.

Commissioner Carson and Commissioner Furay spoke on their concerns regarding the proposed open space and how they believe it lacks usability.

Mallory Muse with Winstead introduced herself as a representative for the applicant and commented that as confirmed by Town Staff, the plan complies with all district regulations and applicable zoning and development standards. The speaker emphasized that the Commissioners' role is to confirm compliance rather than introduce new design, zoning, or development requirements, noting this is not a zoning case or variance request. While remaining committed to continuing collaboration with the Town, they requested approval of the project at this stage.

Commissioner Hamilton made a motion to table Item 5 to the April 14th meeting, noting the Commissioners' concerns regarding the open space usability, location, size, and configuration. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

6. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)

Mr. Hill presented Item 6 to the Commission.

Mr. Hill confirmed that the full-service hotel is on the west side and the residence hotel is on the east side.

Commissioner Hamilton requested clarification of the layout of the parking and building entrance access. Anil Ram, a representative for the development, responded that while there are entrances at the back of the building, these are restricted. Guests can access them only after checking in and receiving a key. All initial entries without check-in must occur through the main south-facing entrance.

Commissioner Carson requested an explanation as to why the Town favors traditional hotels while being more restrictive or selective with extended-stay properties. Mr. Hill responded that in the Planned Development, full-service hotels follow conditional standards, while limited-service and extended-stay hotels require a Specific Use Permit, giving the Town more regulatory control over them.

Wilson Parmar with Peachtree Group introduced himself as a representative for the proposal and emphasized the project's potential benefits for the Town.

Commissioner Carson inquired if the project could be built without the residence component.

Mr. Parmar responded that since this is a dual brand hotel it could not be only full-service.

Chair Jackson opened the public hearing at 8:11 p.m.

No comments were made.

Chair Jackson closed the public hearing at 8:12 p.m.

Chair Jackson, Commissioner Butler, and Commissioner Furay commented that extended stay hotels do not align with what the Town of Prosper is looking for and would prefer a full-service hotel.

Commissioner Furay made a motion to deny Item 6. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

- 7. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)**

Mr. Hicks presented Item 7 to the Commission.

Jimit Patel introduced himself as the applicant for the project and further explained the proposal to the Commissioners.

Chair Jackson opened the public hearing at 8:29 p.m.

No comments were made.

Chair Jackson closed the public hearing at 8:29 p.m.

Commissioner Hamilton made a motion to approve Item 7. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

- 8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

Ms. Porter informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

- 9. Adjourn.**

Commissioner Carson 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 8:32 P.M.

Trey Ramon, Planning Technician

Josh Carson, Vice Chair