



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Wednesday, June 2, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:31 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Brett Butler, John Hamilton, Matt Furay, 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), Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Chace Craig, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

- 4a. Consider and act upon the minutes from the May 26, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act up the minutes from the May 26, 2026, Planning and Zoning**
- 4c. Consider and act upon a request to Table 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 to the June 16, 2026, Planning and Zoning Commission meeting. (DEVAPP-24-0110)**
- 4d. Consider and act upon a request for a Preliminary Site Plan for Houses of Worship on Prosper Fellowship Church, Block 1, Lots 1-2, on 4.7± acres, located on the northwest corner of Legacy Drive and Prosper Trail. (DEVAPP-25-0118)**

Commissioner Carson made a motion to approve Items 4a-4d. 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. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agricultural to a Planned Development for Event Center, Hotel, Office, Restaurant, Retail, and Tennis Club uses on Parvin 1385 Addition, Block A, Lot 1, and a portion of Lot 2, on 54.2± acres, located on the south side of Parvin Road and 930± feet east of FM 1385. (ZONE-26-0003)**

Mr. Hill presented Item 5 to the Commission.

Commissioner Hamilton requested clarification regarding 600 feet being the standard maximum distance for shared parking and how the aggregate open space would be maintained with the sale of lots in the development.

Mr. Hill responded that 600 feet was the maximum distance for shared parking and that an open space plan would be provided for Town Staff's review during the preliminary site plan process to ensure the aggregate open space would be provided.

Commissioner Hamilton asked about the standard height for the proposed hotel and the reasoning behind the parking ratio for the tennis facility.

Mr. Hill stated that the hotel was proposed to be a maximum of 55 feet and that the parking ratio was determined based upon research of what other municipalities have done for similar developments and the applicant's knowledge of what is needed for the use.

Commissioner Carson inquired about whether there was a requirement for a minimum number of amenities in the proposed open space areas, the required parking for the tennis facility, and the possibility of limiting the percentage of stucco.

Mr. Hill replied that the amenities would be provided as depicted in the open space plan that showed which amenities would be provided in which open space area. Additionally, he added that the tennis facility met the requirements for parking based on its proposed ratio and that the Commission could put limitations on the percentage of stucco allowed as they saw fit.

Commissioner Furay requested clarification regarding the parking calculation for the tennis facility.

Mr. Hill replied that the parking ratio of eight parking spaces per court resulted in the requirement of 272 parking spaces due to the facility having 34 courts.

The applicant's attorney, Bill Dahlstrom, gave a presentation to the Commission.

Commissioner Carson requested clarification regarding the proposed hotel.

Mr. Dahlstrom replied that he estimated the proposed hotel would have 105 rooms; however, a flagship had not been identified.

The applicant's architect, Greg Shue, came forward to answer questions regarding the proposed hotel. Mr. Shue explained that he anticipated the hotel to be heavily utilized by people traveling for tennis tournaments hosted at the nearby facility. Additionally, he stated that he believed the hotel would be more of a limited-service product.

Chairman Jackson inquired about the reasoning for locating a limited-service hotel in a high-end development.

Mr. Shue stated that the specific flagship would be determined at a later date.

Commissioner Carson asked about the proposed phasing of the development.

Mr. Dahlstrom stated that the tennis facility and roadway shown as "Street A" on the conceptual plan would be the first phase of the development with the order of subsequent phases being depending on the market. Additionally, he clarified that the proposed hotel would be full-service.

The public hearing was opened at 7:02 P.M.

No Comments were made.

The public hearing was closed at 7:03 P.M.

Commissioner Hamilton made a motion to approve Item 5 subject to Town Staff's recommendation for to the addition of evergreen trees within the living screen on the eastern border and modifying the stucco requirement to a max of 20 percent. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

6. 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 and Zoning Commission consideration.

7. Adjourn.

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 7:07 P.M.

Michelle Crowe, Senior Admin. Assistant

Josh Carson, Vice Chair