MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 21, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:33 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair 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: Amanda Davis, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

3a. Consider and act upon the minutes from the July 7, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the July 7, 2026, Planning and Zoning Commission regular meeting

Commissioner Hamilton made a motion to approve Items 3a and 3b. The motion was seconded by Vice Chair Carson. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

Curt Mooney, 1230 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

REGULAR AGENDA:

4. 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)

Vice Chair Carson 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 stated that Town Staff was requesting the Commission to table this item to their meeting on August 4, 2026, to allow for additional time to work out the details of the development agreement with the applicant.

Commissioner Daniel made a motion to table Item 4 to the Planning and Zoning Commission meeting on August 4, 2026. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

5. Conduct a Public Hearing and consider and act upon a request to TABLE a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail, to the August 18, 2026, Planning and Zoning Commission meeting. (ZONE-25-0003)

Ms. Porter stated that Town Staff was requesting the Commission table this item to their meeting on August 18, 2026, to allow the applicant and the Homeowners' Association time to schedule a meeting to discuss the proposal.

Chair Jackson opened the public hearing at 6:43 P.M.

Curt Mooney, 1230 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

Dale Jelinek, 1251 Packsaddle Traill, Prosper, TX, spoke in opposition to Agenda Item 5.

Britney Warren, 931 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

John Perry, 1240 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5

Kenny Warren, 931 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

Commissioner Daniel made a motion to table Item 5 and continue to the public hearing to the Planning and Zoning Commission meeting on August 4, 2026. The motion was seconded by Commissioner Butler. 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)

Mr. Hill presented Item 6 to the Commission.

Taylor Mitcham, the applicant, presented the proposal to the Commission.

Chair Jackson opened the public hearing at 7:23 P.M.

David St. Romain, 700 Dentwood Trail, Prosper, TX, spoke in opposition to Agenda Item 6.

Charles Hendrickson, 920 Stratford Drive, Prosper TX, spoke in opposition to Agenda Item 6.

Katie Chatfield, 1060 Stratford Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Brian Galuardi, 3001 Suzanne Drive, Rowlett, TX, spoke in opposition to Agenda Item 6.

Brian Daselewicz, 901 Stratford Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Sebastien Astle, 960 Stratford Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Robert Holbrook, 901 Blue Ridge Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Chair Jackson closed the public hearing at 7:44 P.M.

Mr. Mitcham addressed the concerns expressed by the residents pertaining to building height, lighting, noise, security, and proposed uses. Mr. Mitcham explained that photometric plans could be provided to show there was zero bleed over into the residential area, the development would comply with the Town's Noise Ordinance, and the development had to allow connectivity for drainage due to the site containing U.S. wetlands. Additionally, he added that the office/warehouse uses would be smaller scale and the buildings would not be 50 feet in height but needed the allowance to exceed 40 feet so rooftop equipment could be adequately screened.

Michael Carlisle, the applicant's engineer, addressed the concerns expressed by the residents pertaining to drainage and traffic. Mr. Carlisle explained that he was working with Town Staff on the drainage component and would be submitting a drainage study for review. Additionally, he explained that light industrial uses generated less traffic than retail uses due to it having a lower trip generation.

The Commission inquired if the proposed right-of-way section for Richland Boulevard would extend to La Cima Boulevard. Mr. Carlisle responded that the section would not extend to La Cima Boulevard and only through the boundary of the property.

The Commission requested that Mr. Mitcham meet with the Homeowners' Association to talk through their concerns and find solutions that would address them.

The Commission expressed their concerns with the current proposal highlighting the allowance of outdoor storage, screening (living screen or masonry wall), and traffic.

Mr. Carlisle responded that the applicant would evaluate eliminating permitted uses that the Commission was not in favor of, investigate the feasibility of maintenance for a screening wall, and potentially provide a traffic impact analysis if required to by the Town.

Mr. Mitcham stated that he would coordinate a meeting with the Homeowners' Association through their president, Robert Holbrook.

Commissioner Hamilton made a motion to table Item 6 to the Planning and Zoning Commission meeting on August 4, 2026. The motion was seconded by Secretary Blanscet. The motion was carried unanimously by a vote of 7-0.

The Commission took a recess at 8:35 p.m.

The Commission reconvened at 8:50 p.m.

7. Conduct a Public Hearing to consider and act upon amendments to the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway Overlay District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010)

Ms. Porter presented Item 7 to the Commission.

Chair Jackson opened the public hearing at 9:48 P.M.

Dale Jelinek, 1251 Packsaddle Traill, Prosper, TX, raised concerns about Agenda Item 7.

Bonnie Jelinek, 1251 Packsaddle Traill, Prosper, TX, raised concerns about Agenda Item 7.

Chair Jackson closed the public hearing at 9:51 P.M.

The Commission and Town Staff discussed the proposed amendments to the Unified Development Code, specifically the percentage split between full-service and limited-service/extended-stay for a dual-brand hotel, increased landscaping requirements along Dallas Parkway, and the practicality of regulating jellyfish style lighting.

Secretary Blanscet made a motion to approve Item 7 with the following changes:

> Modifying the language in Article 2.07.D.25.h.ii to require a minimum of 60 percent of rooms in a dual-brand hotel to be full service and remove any reference to building area.
>
> Modifying the language in Article 2.08.F.3.i.c.1.a to clarify that each of the three offsetting rows of evergreen trees will be planted on 36-foot centers.
>
> Modifying the language in Article 2.08.F.3.i.c.1.c to change “plain” to “plane”.
>
> Modifying the language in Article 2.08.F.3.i.c.2.d to add “continuously” to the beginning of the sentence.
>
> Modifying the language in Article 2.08.F.3.i.c.4 to remove “Big Box”.
>
> Remove the proposed Article 2.12.B.1.I pertaining to jellyfish lighting and add a prohibition to strobing lights in other related code sections.

Commissioner Daniel seconded the motion. The motion failed by a vote of 4 against the motion and 3 for the motion.

Vice Chair Carson made a motion to approve Item 7 with an amendment to the previous motion that the jellyfish lighting regulations remain with the following change:

> Modifying the language in Article 2.12.B.1.I to remove item “iv” related to the color of jellyfish lighting.

The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

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

9. Adjourn.

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

The meeting was adjourned at 10:05 P.M.

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Michelle Crowe, Senior Administrative Assistant	Glen Blanscet, Secretary