



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 15, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:03 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, Matthew Furay, and Glen Blanscet

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, L.L.P. (Town Attorney)

2. Recitation of the Pledge of Allegiance.

3. Update on the Future Development Plans for the Dallas North Tollway and discussion of existing Planned Development Districts.

Mayor David Bristol provided the Planning & Zoning Commission with an update pertaining to the future development plans for the Dallas North Tollway. Mayor Bristol stated that Paris Rutherford, with Catalyst Urban Development, had been commissioned to conduct a study on the tollway and areas surrounding it to formulate a vision for the area.

Mayor Bristol explained that the vision stemming from the study would help the town further craft its identity and uniqueness. Additionally, Mayor Bristol talked about the existing Planned Developments and how they played a role in how the tollway would ultimately develop.

Mayor Bristol continued that the focus areas of the tollway would be the gateways along Frontier Parkway and University Drive. Mayor Bristol ended with the sentiment that patience and thoughtfulness were key in the future development of the tollway.

CONSENT AGENDA

- 4a. Consider and act upon the minutes from the April 1, 2025, Planning & Zoning Commission work session meeting.**
- 4b. Consider and act upon the minutes from the April 1, 2025, Planning & Zoning Commission regular meeting.**
- 4c. Consider and act upon a request for a Revised Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.2± acres, located on the west side of Custer Road and 1,870± feet north of University Drive. (DEVAPP-24-0016)**

- 4d. Consider and act upon a request for a Final Plat of SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.2± acres, located on the west side of Custer Road and 1,870± feet north of University Drive. (DEVAPP-24-0145)
- 4e. Consider and act upon a request for a Site Plan for Restaurant/Retail Building on Prosper Center, Block D, Lot 4, on 2.8± acres, located on the southeast corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0138)
- 4f. Consider and act upon a request for a Final Plat of Prosper Center, Block D, Lot 4, on 2.8± acres, located on the southeast corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0139)
- 4g. Consider and act upon a request for a Site Plan for an Amenity Area on Park Place, Phase 2, Block X, Lot 2, on 12.4± acres, located on the west side of Teel Parkway and 1,150± feet south of Prosper Trail. (DEVAPP-25-0010)
- 4h. Consider and act upon a request for a Conveyance Plat of Hunter Gateway Centre Addition, Block A, Lots 10 & 14-15 on 12.9± acres, located on the north side of University Drive and 900± feet east of La Cima Boulevard. (DEVAPP-25-0013)

Commissioner Carson made a motion to approve Items 4a-4h. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 6-0.

REGULAR AGENDA:

- 5. 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.

Mr. Hoover stated that the upcoming work session for the Unified Development Code would follow the regular meeting and cover Module 1 (Chapters 5, 6, and 13).

The meeting was adjourned at 6:43 p.m.

Michelle Crowe, Senior Administrative Assistant

Josh Carson, Secretary