



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 14, 2026
7:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 7:09 P.M.

Commissioners Present: Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Butler, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Chair Damon Jackson and John Hamilton

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: 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 March 25, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act up the minutes from the March 25, 2026, Planning and Zoning Commission regular meeting.**
- 4c. 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)**
- 4d. Consider and act upon a request for a Preliminary Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acres, located on the east side of FM 1385 and 250± feet north of University Drive. (DEVAPP-25-0095)**
- 4e. Consider and act upon a request for a Site Plan for a Retail Building on Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0114)**
- 4f. Consider and act upon a request for a Final Plat of Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0113)5-**

Vice Chair Carson made a request to pull Item 4c from the Consent Agenda.

Commissioner Blanscet made a request to pull Items 4e and 4f from the Consent Agenda.

Commissioner Butler made a motion to approve Items 4a, 4b and 4d. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0.

Commissioner Furay made a motion to remove Item 4c from the table. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0.

Commissioner Furay made a motion to table Item 4c to the Planning and Zoning Commission meeting on May 5, 2026. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 5-0.

Commissioner Blanscet made a motion to approve Items 4e and 4f subject to there being screening walls added to the north side of the building around the truck bays and subject to Staff's recommendation. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 5. Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116)**

Mr. Hill presented Item 5 to the Commission.

Vice Chair Carson expressed that a diversification of uses, specifically less square footage devoted to restaurant space, and breaking larger buildings up to provide more open space could be beneficial to the overall development.

Commissioner Daniel made a motion to approve Item 5. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 5-0.

- 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 Furay made a motion to adjourn the meeting. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:24 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary