



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, June 4, 2024, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:04 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Sekou Harris, John Hamilton, and Glen Blanscet.

Commissioners Not Present: Secretary Josh Carson

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner) and Manuel (Trey) Ramon (Planning Technician)

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the May 21, 2024, Planning & Zoning Commission work session.**
- 3b. Consider and act upon the minutes from the May 21, 2024, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Site Plan for a Retail Building on Hunter Gateway Centre, Block A, Lot 3, on 0.8± acres, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0225)**
- 3d. Consider and act upon a request for a Site Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-23-0037)**
- 3e. Consider and act upon a request for a Replat of Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0036)**

No items were pulled from the Consent Agenda for further review.

Commissioner Blanscet made a motion to approve Items 3a, 3b, 3c 3d and 3e. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 5-0.

## **CITIZEN COMMENTS**

No comments were received.

## **REGULAR AGENDA**

- 4. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 14, Block A, Lot 1, on 10.0± acres, located on the northwest corner of Teel Parkway and Freeman Way. (DEVAPP-24-0072)**

Commissioner Harris asked how long the approval of this item will last. Town Staff answered that it will last in perpetuity.

Commissioner Harris made a motion to approve Item 4. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 5-0.

- 5. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Center, Block A, Lot 8, on 11.5± acres, located on the southeast corner of Village Park Lane and First Street. (DEVAPP-24-0073)**

Commissioner Harris asked if students will be dropped off in front of the portables. Town Staff informed the Commissioner that students will still be dropped off in front of the school and not the portables.

Commissioner Hamilton made a motion to approve Regular Agenda Item 5. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 5-0.

- 6. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 15, Block A, Lot 1, on 14.4± acres, located on the southeast corner of Legacy Drive and Star Meadow Trail. (DEVAPP-24-0074)**

Commissioner Hamilton made a motion to approve Item 6. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 5-0.

- 7. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper School Church Addition, Block A, Lot 1, on 31.2± acres, located on the northwest corner of Harper Road and First Street. (DEVAPP-24-0075)**

Chairman Daniel asked to know the maximum number of temporary buildings allowed on the site at one time. Town Staff answered that there could be a various number but no more than eight temporary buildings on the property at one time.

Commissioner Blanscet made a motion to approve Item 7. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 5-0.

**8. Conduct a Public Hearing to consider and act upon an ordinance amending Chapter 3, Sections 1 and 2 of the Town of Prosper Zoning Ordinance to add Commercial Drone Delivery Hub use, standards, and definition. (ZONE-24-0010)**

Commissioner Daniels asked what surrounding municipalities have drone ordinances and if those may be a basis for this ordinance. Staff responded that Plano has a drone ordinance.

Commissioner Blanscet requested clarification between commercial drone delivery hub and drone staging areas. Town Staff and the Town Attorney provided information and explanation of these definitions.

It was noted that the Town Attorney prepared the ordinance.

Commissioner Harris made a motion to approve Item 8. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 5-0.

**9. 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.

**10. Adjourn.**

The meeting was adjourned at 6:27 p.m.

---

Manuel Ramon, Planning Technician

---

Damon Jackson, Vice Chair