



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 19, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, Sekou Harris, John Hamilton, Cameron Reeves, and Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the March 5, 2024, Planning & Zoning Commission Work Session.**
- 3b. Consider and act upon the minutes from the March 5, 2024, Planning & Zoning Commission Regular Meeting.**
- 3c. Consider and act upon a request for a Final Plat Dominion at Brookhollow, Phase 1, Block A, Lots 1, 1A-10B, & 1X-3X, Block B, Lots 1A-21B, and Block C, Lots 1A-11B, on 14.4± acres, located on the west side of Lakewood Drive and 625± feet north of University Drive. (D22-0049)**
- 3d. Consider and act upon a request for a Site Plan for an Elementary School on Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0195)**
- 3e. Consider and act upon a request for a Final Plat of Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0194)**

Commissioner Blanscet requested that Items 3d and 3e be pulled from the Consent Agenda for further review. Commissioner Hamilton made a motion to approve Items 3a, 3b, and 3c on the Consent Agenda. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 6-0.

The applicant for Items 3d and 3e, Mike Wilson, explained that a third lane had been added to the drive to address potential traffic issues.

Commissioner Carson made a motion to approve Items 3d and 3e. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)**

Town Staff answered questions from the Commission regarding similar projects within the downtown area, proposed landscaping, and parking requirements for the development.

Commissioner Reeves expressed concern regarding the proposed fencing on the eastern boundary, proposed landscaping on the eastern boundary, and parking requirements for the multifamily units.

Chair Daniel opened the public hearing.

The applicant, Mo Adepoju, answered questions from the Commission regarding the proposed fencing, the provision of parking for the development, and the proposed permitted uses.

Chair Daniel closed the public hearing.

Commissioners Reeves and Blanscet both expressed concerns regarding the fencing adjacent to residential property and the proposed multifamily units.

Commissioner Harris made a motion to approve Item 4 with the condition of the applicant providing an eight-foot wooden fence on the eastern property line adjacent to the residential property. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 4-2. Commissioners Reeves and Blanscet voted in opposition.

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit to allow a Licensed Child-Care Center use, on 2.0± acres, on Barnes Addition, Block A, Lot 1, located on the east side of Parvin Street and 190± feet south of Seventh Street. (ZONE-23-0038)**

Chair Daniel opened the public hearing.

The applicant, Bill Oelfke, gave a presentation to the Commission regarding the project.

Mr. Oelfke answered questions of the Commission regarding the proposed fencing, occupancy load, and landscape easement on the northern boundary.

Chair Daniel closed the public hearing.

Town Staff answered questions of the Commission regarding conformance of the future site plan with the Specific Use Permit, the landscape easement on the northern boundary, and the Fire Department's comments on the review.

The Commission expressed they were in favor of granting the ten-foot landscape buffer on the northern boundary; however, it was preferred to have a six-foot masonry wall on the northern, eastern, and southern boundaries.

Commissioner Hamilton made a motion to approve Item 5 with the conditions of a ten-foot landscape easement on the northern boundary and a six-foot masonry wall on the northern, eastern, and southern boundaries. The motion was seconded by Commissioner Reeves. 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.

7. Adjourn.

The meeting was adjourned at 7:33 p.m.

Dakari Hill, Senior Planner

Josh Carson, Secretary