



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 23, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:09 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, 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), 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 April 2, 2024, Planning & Zoning Commission Work Session.
- 3b. Consider and act upon the minutes from the April 2, 2024, Planning & Zoning Commission Regular Meeting.
- 3c. Consider and act upon a request for a Site Plan for Medical Offices on Prosper Center, Block B, Lot 3, on 5.6±, located on the north side of Prairie Drive and 300± feet west of Mahard Parkway. (DEVAPP-23-0093)
- 3d. Consider and act upon a request for a Revised Conveyance Plat of Gates of Prosper, Phase 2, Block B, Lot 2R, and Block D, Lots 2-3, on 114.2± acres, located on the southwest corner of Gateway Drive and Lovers Lane. (DEVAPP-23-0168)
- 3e. Consider and act upon a request for a Site Plan for a Big Box, Gas Pumps with Kiosk, and a Car Wash, on Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0182)
- 3f. Consider and act upon a request for a Final Plat of Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0179)
- 3g. Consider and act upon a request for a Façade Plan for a Big Box, Gas Pumps with Kiosk, and a Car Wash, on Frontier Retail Center, Block A, Lot 6, on 16.9±

acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0180)

- 3h. Consider and act upon a request for a Site Plan for Multifamily Buildings and Leasing Office on Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0210)**
- 3i. Consider and act upon a request for a Final Plat of Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0211)**
- 3j. Consider and act upon a request for a Façade Plan for Multifamily Buildings and a Leasing Office on Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0212)**

Commissioner Blanscet made a request that items 3h, 3i, and 3j be pulled from the Consent Agenda for further review.

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c, 3d, 3e, 3f and 3g. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

Mr. Hill addressed the items pulled from consent, confirming that the 600 unit maximum was met and no significant difference was made to the Site Plan from what was shown on the Preliminary Site Plan. Commissioner Carson then made a motion to approve 3h, 3i, and 3j, which was then seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

Two comments were received for Item 4.

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (ZONE-24-0001)**

Mrs. Porter presented information about the zoning request, informing the Commissioners about the location, land uses, and other features within the Planned Development. A statement was made that the site plan exhibit is conceptual in nature, and future preliminary site plans and site plans would comply with all Engineering standards, Fire Codes, and so forth.

Commissioner Jackson and Blanscet asked about the number of units proposed for the multifamily buildings, as well as the potential height of the buildings.

Town Staff answered that there will be a maximum of 500 multifamily units allowed in the overall development. The Planned Development standards reduce the Zoning Ordinance size requirement for one- and two-bedroom apartments from 850 square feet to 750 square feet.

Additionally, Efficiency Units at 570 square feet were also introduced in the Planned Development. The maximum amount of efficiency units is ten percent.

Commissioner Daniel opened the Public Hearing.

Lauren Medina introduced the team representing the project.

Architect, Barry Hand, presented the proposed retail village, event center, and Hotel VOZ, mixed-use retail/residential core, parking deck, athletic hotel by the name of Hotel Carbon, as well as multifamily residential. Mr. Hand introduced the concept of compartmentalized pods on the grounds of Hotel VOZ.

Commissioner Harris asked questions about the expected timeline of the phases and how they may coincide with and benefit from the 2026 World Cup.

House of Tangram CEO, Sean Ellis, informed Commissioner Harris that the multi-family buildings on the north end of the project and the structure of Hotel Carbon should be up and open to touring by 2026.

Commissioners discuss the project with the applicants, including items such as the expected demographic for the multifamily tenants, phasing of the project with attention to the multifamily timing versus the retail and amenities, and leasing options for the multifamily before and after the World Cup.

Mr. Hand confirmed that if the multifamily were to be completed by the World Cup, there could be a scenario where a large number of renters could leave once it is over; however, they do not expect the project to be completed that fast and are more so aiming for the structures to be up for showcasing and full occupancy by late 2026 or early 2027.

Commissioner Carson asks if they have considered eliminating the proposed surface parking and expanding the parking garage.

The applicant responded that the intent is to offer multiple parking options to the tenants.

Commissioner Carson asked if a park would be required.

Town Staff answered that the Park Master Plan does not have a park designed in this location; however, there is a requirement for 30 percent of open space for multifamily with an overall open space requirement for the development of 15 percent. Additionally, the open space must be usable.

Commissioners discussed with the applicant the intended demographics of the intended residents and users of the development with discussion about whether the development would be geared towards family activities.

Commissioners requested information about the proposed Extended Stay Hotel that is the rehabilitation part of the medical offices.

The applicant indicated that there will be ten units in the tower that can be used for recovery purposes. When it is not occupied, the units are serviced by the hotel.

Commissioner Jackson asked if the rooms in the tower would be considered short-term rentals. Town Staff answered that it would not.

Chairman Daniel asked Mr. Ellis about the certainty of the VOZ Hotel.

Mr. Ellis stated that they are firm in their decision to have it, as well as how important it is that it be built with the proposed wedding venue in mind.

The Commissioners and applicants further discussed the proposed hotels.

There was discussion regarding the proposed 24 public art installations.

Chairman Daniel opened the floor to public comments and to anyone who wishes to come forward.

Daniel Floyd, of 1651 Birdsong Lane, Prosper, TX, spoke in favor of Item 4 and the developer's direct approach to involving the neighborhood in the conversation about this project.

Carleen Hardin, also of 1651 Birdsong Lane, Prosper, TX, did not wish to speak; however, she wanted her support for Item 4 noted for the record.

Chairman Daniel closed the floor to public comments.

Commissioner Carson asked Town Staff for the location of the future Pradera development and its proximity to this proposal.

Town Staff informed Commissioner Carson that the Pradera property will be 1,200 feet to the north.

Commissioner Carson asked when this case is expected to go before the Town Council at the earliest.

Town Staff answered that the earliest would be on May 28th.

Commissioner Carson asked if there is any Town involvement as far as roadways or utilities that would need to happen before the project can begin.

Engineer Mike Martini answered that there have been discussions with the Town and that there should be capacity for this development and that the project is not hindered by anything that needs to be completed by the time they start building.

Chairman Daniel asked Town Staff what had been discussed regarding building materials.

Town Staff answered that the specifics of the development agreement had not yet been addressed as the Planned Development standards would be reviewed by the Planning & Zoning Commission and Town Council first. The development agreement would follow this process.

Commissioner Blanscet expressed his concerns over the proposed retail development being in a floodplain and whether they will need to go through FEMA for permits.

Mr. Martini explained that a full flood study will be done at the time of the preliminary site plan. Any further limitations will be determined when the study is completed. The intention is to reclaim as much as possible for the development.

Town Staff informed the Commissioners that the Town of Prosper does allow floodplain reclamation.

Chairman Daniel closed the Public Hearing.

The Commissioners summarized their thoughts about the proposal and expressed concerns and recommendations related to phasing, the multifamily residential unit size and number, floodplain, etc. There was a desire to have a joint work session with the Town Council.

Commissioner Reeves motioned to table Item 4 to the May 7, 2024, Planning & Zoning Commission meeting. Commissioner Hamilton seconded the motion.

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

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 informs the commissioners of the Town Council action and upcoming cases for Planning & Zoning Commission action.

6. Adjourn.

The meeting was adjourned at 8:19 p.m.

Manuel Ramon, Planning Technician

Josh Carson, Secretary