



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 7, 2023, 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, Vice-Chair Sarah Peterson, Secretary Michael Pettis, Doug Charles, Sekou Harris, Tommy VanWolfe

Staff Present: David Soto, Planning Manager; Paul Rodriguez, Senior Planner; Doug Braches, Planning Technician; Dan Heischman, Asst. Director of Engineering Services-Development

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the January 17, 2023, Planning & Zoning Commission Regular meeting.

Motioned by VanWolfe, seconded by Charles, to approve the Consent Agenda, Motion approved 6-0.

CITIZEN COMMENTS

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 63.7± acres, located northside of University Drive and east of FM1385. (Z22-0020)

David Soto (Staff): Presented exhibit information.

David Bond, Steve Cross, Risa Yuki (Applicants): Presented information on the case.

Commissioners asked general questions regarding Façade plan of building, loading bay hours of operations, general business practices of Costco and general development timeline.

Dan Heischman (Staff): Presented information regarding infrastructure and timeline of US 380 and FM 1385 construction and expansion.

Chair Daniel opened the Public Hearing.

Katherine Ashley (Citizen): Expressed concerns regarding screening between the multi-family section and single family subdivision to the north.

James Dunbar (Citizen): Expressed concerns regarding screening between multi-family section and single family subdivision to the north. Asked for the possibility of extended masonry wall through the northern boundary of the Planned Development.

Donald Grockly (Citizen): Expressed general support regarding the planned development. Expressed concern regarding masonry wall screen not being extended along the multi-family aspect of the planned development.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Commissioners expressed general regarding the proposed screening between the multi-family district and the single family subdivision to the north.

Commissioner VanWolfe expressed concerns regarding noise and light pollution between the multi-family district and the single family subdivision to the north.

Motion by Charles, seconded by Pettis to approve Item 4, subject to the extension of the masonry screening wall through the multi-family district of the Planned Development. Motion was approved 6-0.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 34.7± acres from Commercial Corridor District (CC) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)

David Soto (Staff): Presented exhibit information.

Commissioners asked questions to clarify staff concerns regarding Item 5.

Commissioners asked questions regarding Fire and building height. Additionally asked to clarify density of the proposed multifamily portion.

Nolan Bradshaw (Applicant): Presented information on the case.

Commissioners asked questions regarding development timeline, project phasing, number of proposed multi-family units, financial feasibility of rent, permitted uses and type of proposed hotel portion.

Chair Daniel opened the Public Hearing.

Barbara Nugent (Citizen): Expressed concerns regarding height of multi-family buildings and office buildings as well as the intensity of the proposed uses.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Commissioners expressed general support for Item 5 in regards of the quality, its uses the economic benefits provided to the Town of Prosper. Commissioners stated Item 5 will set the tone for future development of DNT District.

Commissioners discussed potential additions of development triggers for Item 5.

Nolan Bradshaw (Applicant): Described economic benefit of Item 5 and the benefit of development without having development triggers implemented.

Motion by Pettis, seconded by Charles to approve Item 5 as presented. Motion approved 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.

David Soto (Staff): Presented Town Council results on previous items.

7. Adjourn.

Motioned by VanWolfe, seconded by Charles to adjourn. Motion approved 6-0 at 8:34 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary