



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 6, 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 Damon Jackson, Michael Pettis, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; David Soto, Planning Manager; Doug Braches, Planner; Dakari Hill, Senior Planner; Talia Stevenson, Senior Administrative Assistant; Mara Matthews, Planning Intern

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the June 6, 2023, Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a request for a Revised Site Plan for a Public School, on 73.8± acres, located south of East Prosper Trail and east of North Coleman Street. The property is zoned Single Family-15 (SF-15). (D14-0003)**
- 3c. Consider and act upon a request for a Revised Site Plan for a Public School, on 19.6± acres, located south of East First Street and west of South Craig Road. The property is zoned Single Family-15 (SF-15). (D14-0004)**
- 3d. Consider and act upon a request for a Revised Site Plan for a Public School, on 10.0± acres, located north of Richland Boulevard and west of South Coit Road. The property is zoned Planned Development-6 (PD-6). (D14-0005)**
- 3e. Consider and act upon a request for a Revised Site Plan for a Public School, on 10.8± acres, located south of West First Street and west of South Legacy Drive. The property is zoned Planned Development-14 (PD-14) Legacy Pointe. (D20-0067)**

Commissioner Blanscet has requested Item 3b to be pulled for discussion. Commissioner Carson has requested item 3d to be pulled for discussion. Motion by Commissioner Blanscet to approve 3a, 3c and 3e and pull 3b and 3d for consideration, seconded by Reeves to approve remaining items, subject to Town staff recommendations. Motion carried 7:0.

David Soto (*Staff*): presents info on 3b.

Commissioner Blanscet questions about the current number of portables at the location.

Applicant Bradley answers Commissioner Blanscet's questions.

Commissioner Blanscet requests the site plan containing the locations for all the portables.

Commissioner Jackson questions when the portables were first put in the location.

Applicant Bradley answers the Commissioner's questions.

Soto says the portables have been renewed already.

Commissioners questioned the life span of portables.

Applicant Bradley responds to Commissioners questions.

Commissioner Blanscet motions to approve 3b subject to a revised site plan. Seconded by Carson. Motion passes 7 to 0.

Soto presents info on 3d.

Commissioner Carson asks about the number of portables.

Applicant Bradley clarified the number of portables that are needed are less than what the site plan showed.

Commissioner Carson motions to approve 3d subject to a revised site plan with only one building. Seconded by Jackson. Motion passes 7 to 0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

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

David Soto (*Staff*): Presented information regarding Item 4.

Commissioner Jackson questions the amount of parking spaces per condominium.

David Soto (*Staff*): Answers questions of Commissioner Jackson.

Andrew Bennett (*Developer*): Presented information on Item 4.

Commissioner Carson questions the parking pertaining to the office.

Andrew Bennett (*Developer*): Answers Commissioner Carson's questions.

Commissioner Blanscet questions borrowing the parking for each area of the plan.

Andrew Bennett (Developer): Responds to Commissioner Blanscet's question.

Commissioner Blanscet questions the amount of greenspace available.

Nolan Bradshaw (Developer): Answers Commissioner Blanscet's question.

Commissioner Blanscet questions about the lighting.

Nolan Bradshaw (Developer): Responds that there would be lighting on the streets.

Commissioners question the ratio of multifamily units, amenities, triggers for the townhouses and the public comments available.

Andrew Bennett (Developer): Answers Commissioner's questions.

Chair Brandon Daniel Opened Public Hearing.

Barbra Newton stated concern about the density of multifamily units per acre and the office spaces.

Chair Brandon Daniel Closed Public Hearing.

Commissioners expressed general support for Item 4.

Commissioner Harris Motions to approve Item 4. Motion seconded by Carson. Motion to approve item 4 approved 7:0.

5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

Dakari Hill (Staff): Presents information regarding Item 5.

Commissioner Pettis asks about the length of time the temporary building would be at the site.

Dakari Hill (Staff) responds to Commissioner Pettis's question.

Commissioner Blanscet asks about the timing of Site Plan versus the Specific Use Permit timing.

David Soto (Staff): Answers Commissioner Blanscet's questions.

Austin Car (Developer): Presents information regarding Item 5.

Tom Ross (Applicant): Explains the anticipated timeline for the temporary buildings.

Chair Brandon Daniel Opened Public Hearing.

Chair Brandon Daniel Closed Public Hearing.

Commissioner Blanscet motions to approve Item 5 subject to two temporary buildings instead of one, seconded by Harris. Motion approved 7:0.

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 information regarding the Frisco Multi-Family Tour, Town Council action and upcoming cases for Planning and Zoning Commission action.

EXECUTIVE SESSION:

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

Section 551.076 – To deliberate the deployment or specific occasions for implementation of security personnel or devices at Town Hall.

The time is now 8:11pm.

Reconvene in Regular Session and take any action necessary as a result of the Closed Session.

The time is now 9:29 and the Planning & Zoning Commission has reconvened back into regular session. There are no actions as a result of the Closed Session.

9. Adjourn.

Motioned by Commissioner Harris, seconded by Commissioner Jackson to adjourn. Motion approved 7-0 at 9:30 p.m.

Doug Braches, Planner

Michael Pettis, Secretary