



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 21, 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, 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 May 7, 2024, Planning & Zoning Commission regular meeting.
- 3b. Consider and act upon a request for a Final Plat of Star Trail, Phase 18 on 30.1± acres, located on the north side of First Street and 900± feet west of Legacy Drive. (DEVAPP-23-0223)
- 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 Final Plat of 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-23-0224)
- 3e. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 325± feet north of University Drive and 440± feet west of Teel Parkway. (DEVAPP-24-0006)
- 3f. Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 325± feet north of University Drive and 440± feet west of Teel Parkway. (DEVAPP-24-0005)
- 3g. Consider and act upon a request for a Preliminary Site Plan for a Medical Office, Office, and Retail Buildings on Prosper Center, Block A, Lots 10-12, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0033)

3h. Consider and act upon a request for a Final Plat of Prosper Center, Block A, Lots 10-11, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0032)

Commissioner Blanscet made a request that Item 3b be pulled from the Consent Agenda for further review.

Commissioner Jackson made a request that Items 3c and 3d be pulled from the Consent Agenda for further review.

Commissioner Carson made a request that Item 3g be pulled from the Consent Agenda for further review.

Commissioner Harris made a motion to approve Items 3a, 3e, 3f, and 3h. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks answered questions of the Commission regarding Item 3b. Commissioner Blanscet asked if the 12-foot hike and bike trail shown on the Preliminary Plat would be added to the Final Plat. Staff confirmed that the trail would be reflected on the Final Plat.

Commissioner Blanscet made a motion to approve Item 3b subject to the addition of a 12-foot hike and bike to the Final Plat, as reflected on the Preliminary Plat. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks answered questions of the Commission regarding Item 3c. Commissioner Harris asked if any changes had been made from the expired site plan to the current one. Staff explained minor tweaks were made; however, the current site plan was still in compliance with Town regulations.

Commissioner Jackson expressed concern regarding shared access to the site and traffic due to surrounding uses. Staff expressed that the site plan complied with all Town regulations.

The Planning & Zoning Commission entered an Executive Session at 6:26 P.M.

The Planning & Zoning Commission adjourned their Executive Session at 6:51 P.M.

Commissioner Jackson made a motion to table Item 3c to June 4th to allow Town Staff to provide more information regarding the concerns about shared access points and traffic on the proposed site. The motion was seconded by Commissioner Hamilton. The motion was carried by a vote of 5-1 with Chair Daniel in opposition.

Mr. Hicks answered questions of the Commission regarding Item 3d. Commissioner Carson asked about the purpose of having two 15-foot drainage easements near one another without them being shared. Staff expressed that the Town's Engineering Department would need to provide that information.

Commissioner Jackson made a motion to approve Item 3d. Commissioner Harris seconded the motion. The motion was carried unanimously by a vote of 6-0.

Mr. Hill answered questions of the Commission regarding Item 3g. Commissioner Carson asked about the setback requirements for commercial development adjacent to residential property. Staff expressed that the proposed medical office building met the setback requirements adjacent to residential property.

Commissioner Carson made a motion to approve Item 3g with the proposed living screen on the western property line as reflected by the landscape plan. Commissioner Hamilton seconded the motion. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were received.

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)**

Staff requested that the Commission remove Item 4 from the table.

Commissioner Hamilton made a motion to remove Item 4 from the table. Commissioner Harris seconded the motion. The motion was carried unanimously by a vote of 6-0.

Staff presented the Commission with the revisions that the applicant made regarding phasing, a wrapped product for the multifamily component in the northwest corner of the conceptual plan, and structure parking for the multifamily component.

The Commissioners are also informed that the applicant has set a unit count for the development at 515 units and uses were updated to follow design guidelines for the DNT Corridor. Modifications were also made to the Office Building on the northeast corner, as well as the wrapping of the sports court in the center.

Commissioner Carson asked if and where Multifamily Zone is defined and how it is different from the Mixed-Use Zone. Town Staff explained on Exhibit D where that change had been made.

Commissioner Harris asked the difference between a Cocktail Lounge and an Alcohol/Beverage establishment and how that will be defined.

Town Staff explained that they removed Alcohol Beverage Establishment and Alcohol Beverage Sales and added Wine Bar, Cocktail Lounge, as well as a few other uses. This was done so that a more specific use could be identified.

Commissioner Harris asked if, because the extended stay aspect of the proposed XO2 tower was approved by right, if the property is sold, can this right be transferred to a new owner. Town Staff answered that because it is specified with the XO2 tower's name next to it in the agreement, it cannot be.

Lori Medina introduced the team representing the project.

Architect, Barry Hand, presented the changes made to the proposed development which included changes to the multifamily building, event center, slight movement of the hotels and mixed-use retail/residential core.

Mr. Hand informed the Commissioners of their proposal for the new phasing changes with Phase 1 beginning after about a year of approval. Mr. Hand also explained to the Commissioners the details of the proposed waterway in the project and how it will work with the floodplain.

House of Tangram CEO Sean Ellis explained the goal of Hotel Carbon and the key demographic, which is athletes. Mr. Ellis further proposed the idea of integrating a wearable tracking device for the athletes that stay to cater towards their specific health levels in the rooms, allergy requirements, and tracking for parents.

Mr. Ellis went into detail on the design of the hotel rooms, layout, and ability to create a curated social space for guests based on their ages.

Mr. Hand addressed the updates to the uses in the Mixed-Use Zone.

Chairman Daniel asked Town Staff to confirm whether they were recommending approval and if there were any concerns.

Town Staff confirmed they are recommending approval and that the application meets the guidelines of the Dallas North Tollway. They also further explained to the Commissioners the items modified after the previous meeting and that the list of changes had been included in the Commissioners' packets.

Commissioner Hamilton asked for clarification on the height requirements for buildings along Shawnee Trail as well as the building along the DNT and whether it will be nine stories or fourteen stories. Town Staff answered that the height of the buildings will have to meet the minimums on either side but can vary within the property.

Commissioner Hamilton requested that the Commercial Indoor Amusement be moved to an SUP, as well as the Furniture, Home Furniture, Antique Shop, Appliance Store, and Vet Clinic either being an SUP or removed completely. Mr. Hand specified that the intention is more towards boutique furniture stores. Mr. Ellis also stressed the importance of keeping the pet focused retailers and considering coming back to them later.

Commissioner Hamilton requested that there be dedicated lanes turning into the projected versus just an opening. Town Staff informs the Commissioners that they would not be going into the fine details until the project begins coming in for approval but will ensure all guidelines will be met.

Commissioner Hamilton further requested that the infrastructure will be put in during Phase 1, and he would also like the development along Prosper Trail to be included in Phase 1. Concern is also brought up regarding the size of the Open Space area being smaller now that some changes have been made and things have moved. Mr. Hand explained to Commissioner Hamilton the reason for not including the retail in the first phase is that it will bring in a different retail mix if it is done before the waterway is completed.

Commissioner Harris asked for more clarity on the phasing plans as well as what the applicant means by the infrastructure that is intended to be completed in Phase 1.

Mr. Hand and engineer Mike Martini explained that the infrastructure refers to grading, major utilities, and storm and sewer so the project would be ready for the future retail uses.

Commissioner Harris asked for confirmation regarding the potential for retail being added in Phase 1.

Mr. Hand clarified that retail would not be added in Phase 1; it would be added in Phase 2.

Commissioner Carson asked the applicant if there had been any thought regarding combining Phases 2 and 3 into one phase. Mr. Hand and Mr. Ellis explained that it would be difficult to lump both of those phases together; however, they expressed that they were amenable to making each phase bigger.

Commissioner Carson asked about the water level for the waterway in the middle of the development.

Mr. Hand explained that the goal was to be a water retention pond as opposed to a dry ditch to be a selling point for outdoor dining.

Commissioner Jackson echoed the statements of the previous Commissioners.

Commissioner Blanscet asked if it would be possible to have the multifamily be built later and incorporate the core mixed-use retail into Phase 1. Landowner, Krishna Magana, explained that the issue with request is the potential of the core being landlocked around construction.

Mr. Hand clarified that the XO2 tower is written to include restaurant and retail on the first floor.

Commissioner Carson asked if the multifamily development in the northwest corner could be tied to Hotel Carbon.

Mr. Hand explained that it would be difficult to have lenders sign off on this request.

Commissioner Carson recommended adding a trigger of obtaining a building permit for Hotel Carbon prior to the development of the multifamily.

Mr. Hand said that the applicant was willing to develop Hotel Carbon as Phase 1A, the multifamily as Phase 1B, and re-work Phases 2 and 3.

Additionally, Commissioner Carson recommended limiting the amount of stucco and fiber cement in the Mixed-Use Zone and specifying items that qualified as true amenities.

Commissioner Hamilton made a motion to approve Item 4 subject to the following changes:

- Phasing is going to be adjusted. Phase 1A will include the infrastructure plus the medical office/hotel, conference/convention center/hotel with retail amenities on the east side of the project closest to Dallas Parkway, including the parking garage.
- 1B will be the multifamily in the northwest quadrant.
- Phase 2 will be mixed-use retail, multifamily, and theatre, plus the reception facility and retail on the southeast quadrant.

- Phase 3 will be the hotel plus retail on the far west side of the project. The hotel in phase 3 will have 4-diamond status and will include luxury pods called Hakas that will be complementary to the 4-diamond hotel named Hotel Voz.
- Additional updates to Section 5.2.3 in the mixed-use, removing fiber cement from No. 2 and adding it to No. 3
- Under G.1.8 on Page 93, striking 2 and 3 out and moving 3 items to an SUP as opposed to approved by right, which will be the commercial amusement indoor facility, furnishing/home appliance store, and the vet clinic with indoor pet kennel.
- The trigger for 1B is that 1A will need to have construction started, building permits.
- Phase 4 remains the same with office.

Commissioner Carson seconded the motion. The motion was carried by a vote of 5-1 with Commissioner Jackson in opposition.

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 informed the commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

6. Adjourn.

The meeting was adjourned at 9:49 p.m.

Manuel Ramon, Planning Technician

Josh Carson, Secretary