



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 20, 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, Vice-Chair Damon Jackson, Secretary Josh Carson (arrived at 6:09 p.m.), Cameron Reeves, 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), and Jerron Hicks (Planner).

2. Recitation of the Pledge of Allegiance.

3. Election of Officers

Commissioner Harris made a motion to nominate Commissioner Carson for Secretary of the Planning & Zoning Commission. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

4. CONSENT AGENDA

- 4a. Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission work session.
- 4b. Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission work session.
- 4c. Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission regular meeting.
- 4d. Consider and act upon a request for a Site Plan for The Offices at Prosper Trail, Phase 2, Block A, Lot 1, on 3.7± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-23-0127)
- 4e. Consider and act upon a request for a Final Plat for The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-24-0009)
- 4f. Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)

- 4g. Consider and act upon a request for a Final Plat for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0204)**
- 4h. Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)**

Commissioner Blanscet requested that Item 4g be pulled from the Consent Agenda for further review. Commissioner Hamilton made a motion to approve Items 4a, 4b, 4c, 4d, 4e, 4f, and 4h on the Consent Agenda. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 6-0.

Mrs. Porter explained that a deceleration lane on Coit Road for Raymond Community Park would be provided in the future expansion of Coit Road and would not need to be reflected on the plat.

Commissioner Blanscet made a motion to approve Item 4g. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Child Care Center, Licensed use on 9.7± acres, on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located 305' south of First Street and 0' east of Church Street. (ZONE-23-0035)**

Commissioner Carson arrived at 6:09 p.m.

Commissioner Blanscet asked Town Staff about the Specific Use Permit being for a licensed child care center and the difference between a temporary building being for public use versus private use.

Chair Daniel opened the public hearing.

The applicant, Casey McBroom, answered questions from the Commission regarding the timeline for First Baptist Church's proposed addition, the new addition being used for childcare center, and the Church's assessment of the conditions of the Specific Use Permit.

Chair Daniel closed the public hearing.

Town Staff answered questions from the Commission regarding the connection between First Baptist Church's property and the residential development, Starview, to the south.

Commissioner Harris stated that the second condition of the Specific Use Permit, "*The temporary building will be removed once the permanent building is constructed,*" was not relevant to the request.

Chair Daniel concurred with Commissioner Harris's proposition of removing the second condition of the Specific Use Permit.

Commissioner Blanscet stated that he was concerned with putting conditions for the temporary building in the Specific Use Permit due to the request being for the use.

Commissioner Carson stated that he would like to proceed with only the first condition, "*The Specific Use Permit will expire two years after Town Council approval,*" and remove both the second condition and third condition, which stated, "*Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.*"

Town Staff answered questions from the Commission regarding the church's ability to come back and ask for another Specific Use Permit or extension upon the expiration of the proposed Specific Use Permit.

Commissioner Blanscet made a motion to approve Item 5 with the condition that the Specific Use Permit will expire two years after Town Council approval. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 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.

7. Adjourn.

The meeting was adjourned at 6:50 p.m.

Dakari Hill, Senior Planner

Josh Carson, Secretary