



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, April 4, 2023, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:00 p.m.

Commissioners Present: Vice Chair Damon Jackson, Secretary Mike Pettis, Sekou Harris, Cameron Reeves

Staff Present: David Soto, Planning Manager; Paul Rodriguez, Senior Planner; Doug Braches, Planning Technician; Terry Welch; Town Attorney

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

**3a. Consider and act upon the minutes from the March 21, 2023, Planning & Zoning Commission meeting.**

Motioned by Pettis, seconded by Reeves, to approve the Consent Agenda, Motion approved 4-0.

**CITIZEN COMMENTS**

**REGULAR AGENDA**

**4. Consider and act upon a Preliminary Site Plan for a Retail and Hotel Development, Lots 11 & 12 of Block A Gates of Prosper on 4.5± acres, located on the south side of Lovers Lane, east of Coleman Street. The property is zoned Planned Development-67 (PD-67). D22-0103.**

Paul Rodriguez (*Staff*): Presented information regarding Item 4.

Commissioners expressed concerns regarding parking requirements. Commissioners asked questions regarding available parking on the site during high volume events and the impact on the surrounding areas.

Kevin Patel (*Applicant*): Addressed commissioners concerns and questions regarding parking and explained the traffic study exhibit and shared parking agreement with surrounding properties.

Commissioners expressed continued concern regarding parking for high volume events.

Kevin Patel (*Applicant*): Explained the hotel brand's business practices, outlook, and current market demands regarding parking requirements.

Commissioners inquired about previously approved hotels parking requirements.

Commissioners express continued concern regarding fewer parking spaces and suggest that the hotel enter into an agreement with the Town to address future potential problems.

Motion by Pettis to approve Item 4, seconded by Reeves, Motion approved 3-1 with Commissioner Harris in opposition.

**5. 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 5.

Commissioner Harris expressed concerns regarding Town staff's recommendation for denial of Item 5.

Commissioners expressed concerns regarding the multi-family aspect of the proposed zoning as well as asked questions regarding the structure of the parking garage façade and building materials.

Nolan Bradshaw (*Applicant*): Presented information regarding Item 5.

Commissioners expressed concerns regarding the number of multi-family units, building materials and reasoning behind the building height standards.

Commissioners asked questions regarding the townhouse trigger language to clarify as per lots or individual units, required property owner association, retail triggers and strengthening development triggers.

Nolan Bradshaw (*Applicant*): Responded to commissioners' questions and explained development practices regarding Item 5 along with the potential consequences to additional development triggers.

Vice Chair Damon Jackson opens the Public Hearing for Item 5.

There being no additional speakers Vice Chair Damon Jackson closed the Public Hearing for Item 5.

Commissioners discussed the potential of sunset triggers and asked questions regarding zoning expiration and the ability of the Town to enforce development standards.

Terry Welch (*Staff*): Answers commissioners' questions that approved zoning does not have an expiration period and that a Development Agreement might be able to solve some of the commissioners' concerns.

Commissioner Harris expressed general support of Item 5 based on Dallas North Tollway Guidelines along with a Development Agreement for the Applicant to enter with the Town.

Commissioner Pettis expressed general opposition of Item 5 due to clarity of development standards language.

Nolan Bradshaw (*Applicant*): Responds to commissioners' concerns.

Motion by Harris to table Item 5 to May 2<sup>nd</sup> Planning & Zoning Commission Meeting with direction for staff to meet with Applicant on multi-family aspect and to reconfigure triggers regarding retail and multi-family combination.

Prior to a second, commissioners requested the Applicant to speak on Item 5.

Applicant discusses the possibility to amend the number of apartment and multi-family units.

Commissioner Harris withdrew his motion to table Item 5 to May 2<sup>nd</sup> Planning & Zoning Commission Meeting.

Commissioner Pettis requested a clear timetable regarding all aspects of development from the Applicant.

Motion by Harris to table Item 5 to May 2<sup>nd</sup> Planning & Zoning Commission Meeting with direction for staff to meeting with Applicant on additional triggers and the number of multi-family units. Seconded by Reeves, Motion denied 2-2 with Commissioners Pettis and Jackson in opposition.

Motion by Pettis to deny Item 5, seconded by Jackson, Motion denied 2-2 with Commissioners Harris and Reeves in opposition.

Commissioners discuss development standards and additional recommended actions for the Applicant to take along with overall discussion on what action for the Planning and Zoning Commission to take on Item 5.

Motion by Pettis to table Item 5 to May 2<sup>nd</sup> Planning & Zoning Commission meeting with direction for town staff to work with Applicant on further refining Item 5 development standards, seconded by Harris, Motion approved 3-1 with Vice Chair Jackson in opposition.

**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 upcoming zoning cases and opportunities for additional training and educational opportunities for commissioners.

**7. Adjourn.**

Motioned by Harris, seconded by Reeves to adjourn. Motion approved 4-0 at 8:31 p.m.

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Doug Braches, Planning Technician

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Michael Pettis, Secretary