



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 16, 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, Secretary Mike Pettis, Sekou Harris, Cameron Reeves, Josh Carson

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician; Talia Stevenson, Senior Administrative Assistant

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the May 2, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Preliminary Plat of First Coit Prosper for 25 residential lots and 7 open space lots, on 16.4± acres, located on the southeast corner of East First Street and Coit Road. The property is zoned Single Family-15 District (SF-15) and Specific Use Permit-44 (SUP-44). (D22-0089).
- 3c. Consider and act upon a request for a Preliminary Site Plan for a Public School and Commercial Development, on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0023)
- 3d. Consider and act upon a request for a Conveyance Plat for Prosper High School No. 4 Addition, Block A, Lot 1, and Block B, Lot 1 on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0040).
- 3e. Consider and act upon a request for a Preliminary Site Plan for a Commercial Development, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside (DEVAPP-23-0031)
- 3f. Consider and act upon a request for a Site Plan & Façade Plan for a Big Box, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0032 & DEVAPP-23-0034)

- 3g. Consider and act upon a request for a Replat for Westside Addition, Block A, Lots 1, 14, and 18, on 25.5± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0033).**

Motioned by Harris, seconded by Reeves, to approve the Consent Agenda, Motion approved 6-0.

### **CITIZEN COMMENTS**

Barbara Nugent (*Citizen*): Expressed concerns regarding ongoing development at the Legacy Gardens Office development regarding the facades not matching the characteristics of the Town. Also expressed concerns for the Pradera zoning case regarding building height of proposed offices and multi-family components.

David Huber (*Citizen*): Expressed concerns regarding PISD school developments.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Medium Density to Residential High Density, generally located on the southeast corner of Prosper Trail and Teel Parkway. This is a companion case to Z21-0010. (CA22-0001).**

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

Commissioners expressed concerns regarding future high density zoning and potential future developments. Requested clarification on applicants request for multifamily and single family development standards.

Nate Parrot (*Applicant*): Presented information on the project.

Commissioners asked for information regarding minimum lot size, age restrictions, if the townhome component is for sale or lease, the number of units, types of garages, building height and anticipated price points.

Nate Parrot (*Applicant*): Provided commissions with information regarding their questions.

Commissioners expressed concerns on the open ended development standards of the multifamily tract.

Chair Brandon Daniel opened the public hearing.

David Huber (*Citizen*): Expressed concerns regarding the zoning case, proposed buffer to the south of the project, elimination of the natural pond, future use of the area of the previous pond, 100 year floodplain maintenance not being included in the development standards.

Barbara Nugent (*Citizen*): Expressed concerns regarding increasing residential density.

Clint Richardson (*Developer*): Provided background information regarding the elimination of the bond, cost of developing on a floodplain, Town's screening requirements and overall lot sizes.

Commissioners asked questions regarding the timeline of the proposed development, and to include possible amendments to the Planned Development prior to approval.

David Soto (*Staff*): Gave recommendation to table item 4 to allow for the applicant to provide changes prior to approval.

Chair Brandon Daniel closed the public hearing.

Commissioners continued to express concerns regarding the multifamily tract language and lot size definitions of high density residential districts.

Motioned by Harris to table item 4 to continue the public hearing at the June 6<sup>th</sup> Planning and Zoning Commission meeting, seconded by Carson. Motion approved to table item 4 to the June 6<sup>th</sup> Planning and Zoning Commission meeting 6-0.

5. **Conduct a Public Hearing, and consider and act upon a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development and retirement housing development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)**

David Soto (*Staff*): Presented information regarding Item 5.

Chair Brandon Daniel opened the public hearing.

Clint Richard (*Developer*): Presented information regarding developmental timelines, potential options and amendments for future cases.

Chair Brandon Daniel closed the public hearing.

Motion by Jackson to table Item 5 to continue the public hearing at the June 6<sup>th</sup> Planning and Zoning Commission meeting, seconded by Reeves. Motion approved to table item 5 to the June 6<sup>th</sup> Planning and Zoning Commission meeting 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 information regarding Town Council action and upcoming cases for Planning and Zoning Commission action.

10. **Adjourn.**

Motioned by Harris, seconded by Reeves to adjourn. Motion approved 6-0 at 7:40 p.m.