



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 4, 2025, 7:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 7:00 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, John Hamilton, Matthew Furay, and Glen Blanscet

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the January 21, 2024 Planning & Zoning Commission work session.**
- 3b. Consider and act upon the minutes from the January 21, 2024 Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Site Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building on Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0142)**
- 3d. Consider and act upon a request for a Replat for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0141)**
- 3e. Consider and act upon a request for a Façade Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0143)**

Commissioner Jackson made a request to pull Items 3c, 3d, and 3e from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3a and 3b. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

Commissioner Jackson expressed concern regarding drive-throughs being shown on adjacent lots based on an ordinance passed last year prohibiting drive-throughs on adjacent lots.

Mr. Hicks explained that the ordinance passed was specific to drive-through restaurants and that other uses with a drive-through component could be located on adjacent lots.

Commissioner Daniel requested confirmation that the ordinance was specific to drive-through restaurants.

Mr. Hoover confirmed that the ordinance was specific to drive-through restaurants.

Commissioner Jackson expressed that the presentation of the ordinance came across as prohibited drive-throughs on adjacent lots regardless of use.

Commissioner Carson asked if there were any requirements pertaining to the exit of drive-throughs feeding into drives or roadways citing a potential safety issue as the plan showed the exit being adjacent to an internal drive.

Commissioner Hamilton suggested tabling the item to address Commissioner Carson's concerns.

Commissioner Blanscet seconded Commissioner Hamilton's suggestion and requested a simplified site plan that provided better details regarding the location of the internal drive, stacking areas, and other relevant items.

Commissioner Hamilton made a motion to table Items 3c, 3d, and 3e to the Planning & Zoning Commission meeting on February 18th. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Ms. Porter informed the Commissioners of past Town Council actions and upcoming cases for Town Council and Planning & Zoning Commission consideration.

Chair Daniel requested clarification regarding the next steps for the items discussed in the joint work session.

Mr. Hoover explained that there would be an opportunity to discuss the items in the joint work session at the upcoming Planning & Zoning Commission meetings. Mr. Hoover asked the Commission whether they would prefer these items to be on work session agendas or on regular agendas.

Chair Daniel expressed a preference to have these items on work session agendas.

Commissioner Carson concurred with Chair Daniel and expressed a preference for the work sessions to follow regular Planning & Zoning Commission meetings.

Commissioner Jackson stated he would not be present at the next Planning & Zoning Commission meeting on February 18th.

5. Adjourn.

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by commissioner Jackson. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 7:31 p.m.

Michelle Crowe, Senior Administrative Assistant

Josh Carson, Secretary