



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 4TH, 2025, 6:30 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:31 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, Sekou Harris, 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)

Other(s) Present: Jeremy Page, L.L.P. (Town Attorney)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the February 18, 2025, Planning & Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the February 18, 2025, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Site Plan for an Elementary School on Rucker Elementary School Addition, Block A, Lot 1, on 20.0± acres, located on the west side of Craig Road and 310± feet south of First Street. (DEVAPP-24-0154)**
- 3d. Consider and act upon a request for a Final Plat of Rucker Elementary School Addition, Block A, Lot 1, on 20.0± acres, located on the west side of Craig Road and 310± feet south of First Street. (DEVAPP-24-0155)**
- 3e. Consider and act upon a request for a Preliminary Site Plan for Indoor & Outdoor Commercial Amusement, Medical Office, Professional Office, and Restaurant/Retail Buildings on HUB 380 Addition, Block A, Lots 1-8, on 32.8± acres, located on the northwest corner of Prosper Commons Boulevard and University Drive. (DEVAPP-24-0161)**
- 3f. Consider and act upon a request for a Conveyance Plat of HUB 380 Addition, Block A, Lots 1-8, on 32.8± acres, located on the northwest corner of Prosper Commons Boulevard and University Drive. (DEVAPP-24-0144)**

Commissioner Hamilton made a request to pull Items 3e and 3f from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c and 3d. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

Mr. Hicks addressed the items pulled from consent.

Commissioners expressed many concerns regarding excess parking and the lack of open space and landscaping. Commissioners asked questions regarding parking ratios for the proposed uses and if there could be maximums placed on the parking.

Mr. Page stated that maximum parking ratios would have had to be established with the zoning for the property for this to be enforced.

The applicant, Krishna Nimmagadda, and Mike Martinie with Spiars Engineering explained that the primary goal was to receive approval of a conveyance plat and the preliminary site plan. They assured the Commission that they will only build the parking that is required for the use of the building, allowing for more open space and landscaping.

Mr. Hoover stated there is nothing preventing the applicant from building two to three story buildings, which would require more parking if that occurred. This should be taken into consideration as they go forward, and the parking must be adequate for the proposed use.

Mr. Page stated there are certain rights being granted with the approval of a Preliminary Site Plan, but it does not include the right to construct the buildings. There will be further steps in the development process that will provide additional details to the site. Mr. Hoover further commented that additional detail would be provided further into the development process that would modify the amount of landscaping, parking, etc.

Mr. Page advised to determine whether the Preliminary Site Plan at this time complies with the ordinances in place that govern this site.

Mr. Hoover noted that there is a time limit of two years on an approved Preliminary Site Plan.

Commissioner Harris made a motion to approve Items 3e and 3f. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 4-3 with Commissioners Jackson, Hamilton, and Furay in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 4. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lots 1-2, on 2.8± acres, located on the east side of Dallas Parkway and 800± feet south of Frontier Parkway. (ZONE-24-0021)**

Dakari Hill made a presentation about the item and answered questions from the Commission.

The applicant, Priya Archarya with Wier & Associates, presented a PowerPoint detailing landscape and traffic flow. She indicated that if the drive-through lanes were shifted to the other side of the building, the driveway access points to the site would be closer to Dallas Parkway.

Matt Moore, representing DNT Landowner, stated that he had been working with Town Staff and Chick-Fil-A. He stated that he understood the requirements and site constraints but had to work with HEB's requirements for the site. This is the only layout HEB would approve for Chick-Fil-A to

be able to come to this shopping center. Traffic is a significant concern by the shopping center owner, and we have been very sensitive to those concerns which lead us to this orientation.

Mr. Hoover stated that Staff would not allow direct access to the drive-through right off Dallas Parkway. Mr. Hoover explained that Staff would not object to the proposal provided that the Commission finds the proposed landscaping to be sufficient to screen the drive-through lanes.

The Commission unanimously expressed that they understood the reason for Staff's recommendation and emphasized the importance of adhering to Town regulations. However, they also expressed that certain cases require more in-depth evaluation. In this case, the Commission stated that the enhancement of the landscaping to screen the drive-through lanes met the intent of the ordinance even though it was not compliant with the regulation.

Commissioner Hamilton made a motion to approve Item 4 subject to the enhanced landscaping as presented tonight as the minimum required. The landscaping installed shall fulfill the purpose of blocking the view of the drive-through. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

8. 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.

The meeting was adjourned at 8:08 p.m.

Michelle Crowe, Senior Administrative Assistant

Josh Carson, Secretary