



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday September 5, 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, Michael Pettis, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; Dakari Hill, Senior Planner; Jerron Hicks, Planner; Reynaldo Merlos, Planning Tech

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the August 15, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat for Starview, Phase 1, Block A, Lots 13-36, 3X, 4X, 5X, Block E, Lots 14-16, Block G, Lot 1-20, on 23.1± acres, located on the northwest corner of Lovers Lane and South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D21-0133)
- 3c. Consider and act upon a request for a Revised Preliminary Site Plan for an Office/Warehouse development, on 26.8± acres, located on the southeast corner of Industry Way and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (D22-0002)
- 3d. Consider and act upon a request for a Final Plat for Coleman Road, Block A, Lot 1, on 3.7± acres, located on the northeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D22-0005)
- 3e. Consider and act upon a request for a Conveyance Plat for Prosper Town Center, Phase VIII, Block A, Lot 10, on 0.9± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (DEVAPP-23-0153)

Commissioner Blanscet has requested Item 3B to be pulled for discussion. Motion by Commissioner Blanscet to approve 3a, 3c, 3d and 3e and pull 3b for consideration, second by Commissioner Carson to approve remaining items, subject to Town staff recommendation. Motion carried 6:0.

Dakari Hill (*staff*): Presented Item 3B about the Starview, Phase 1 Final Plat located on the northwest corner of Lovers Lane and South Preston Road.

Commissioner Blanscet Questions about the subdivision only having one entrance into this phase.

Dakari Hill (*staff*): Answers Commissioner Blanscet question that the road will be expanded in Phase 2 that will allow for 2 points of entry into the Phase 1 subdivision.

Commissioner Blanscet questions what the area to the south of the plat will be.

Dakari Hill (*staff*): Answers Commissioner Blanscet question that there will be a 25-foot landscape easement.

Commissioner Blanscet motions to approve 3b subject to Town staff recommendations. Second by Carson. Motion passes 6:0.

### **CITIZEN COMMENTS**

No citizen comments.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Downtown Office (DTO) to Downtown Retail (DTR), generally located on the southwest corner of West Seventh Street and North Coleman Road. This is a companion case to ZONE-23-0016. (COMP-23-0003).**

Dakari Hill (*Staff*): Presented item 4 about the FLUP amendment from Old Town Office to Downtown Retail.

Commissioner Blanscet questions why the change is needed for the Future Land Use Plan as a new FLUP has been recently adopted.

Dakari Hill (*Staff*): Answers Commissioner Blanscet that the FLUP does not specify the area, it only labels the opportunities.

David Hoover (*Staff*): comments that the Comprehensive Plan has been sent back for final review. The purpose of the FLUP is to lay a pathway to guide the development of Prosper, including the Downtown area.

Commissioner Blanscet questions why change the lot instead of the general area.

David Hoover (*Staff*): Answers Commissioner Blanscet question that it makes it easier for the lot to adapt and change and makes the change official in the FLUP from Old Town Office (OTO) to Downtown Retail (DTR).

Chair Brandon Daniel questions whether staff recommends proceeding forward and table until the new FLUP has been officially adopted and published.

David Hoover (*Staff*): Recommends that item can be tabled and revisited after the Public Hearing of Agenda item 5. Or item can be tabled and be sent back to staff for further review.

Commissioners provide general support for item to be tabled.

Chair Brandon Daniel opens the Public Hearing.

Commissioner Petits motions to table Agenda Item 4 until the next Planning & Zoning Commissioners Meeting. Motion seconded by Commissioner Carson. Motion carried 6:0.

**5. Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), for Mitchell Addition, Block 3, Lot 3D, located on the southwest corner of West Seventh Street and North Coleman Road. (ZONE-23-0016)**

Dakari Hill (*Staff*): Presented information on Item 5.

Commissioner Reeves questions why a 50 percent reduction to parking is being sought after.

Dakari Hill (*Staff*): Answers Commissioner Reeves that the parking would be more if the area is to remain as DTO instead of DTR which would allow the flexibility in parking.

David Hoover (*staff*): Comments that there was a previous item that requested removal of parking, but the exhibit showed that there was a traffic report that showed the availability of parking. This can also be done for the site plan when it is submitted for review.

Commissioner Carson questions if the site plan can be sent back with parking revisions.

David Hoover (*staff*): Answers Commissioner Carson question that yes, staff will make those recommendations before and after P&Z Meeting. Also parking off street is not something that can be included in the parking spot count. And it will be noted in the staff recommendation when presented to P&Z.

Chair Brandon Daniel opens Public Hearing.

Harisha Dodda (*Applicant*): Presents item for the Zoning Case.

Chair Brandon Daniel questions if the parking will be in the plans.

Harisha Dodda (*Applicant*): Answers Chair Brandon Daniel that she does not know where the proposed parking will be located at the moment.

David Hoover (*staff*): Comments that when the pre-application meeting occurred, the numbers were very generic.

Commissioner Reeves questions if this is going to be one story building.

Harisha Dodda (*Applicant*): Answers Commissioner Reeves question that yes, it will be one story.

Commissioner Reeves questions if parking will be sufficient for Employees and Customers.

Harisha Dodda (*Applicant*): Answers Commissioner Reeves question that the plan for the tenants is to have businesses that are by appointment for office and a small retail store.

Chair Brandon Daniel questions if the retail tenant would be someone like an ice cream shop.

Harisha Dodda (*Applicant*): Answers Chair Brandon Daniel that yes, the retail tenant would be someone what can walk up or enjoy a quick moment like a café or ice cream shop.

Chair Brandon Daniel thanks the applicant for their time and presentation.

Commissioner Blanscet questions what the sizes of the offices and retail is going to be.

Harisha Dodda (*Applicant*): Answers Commissioner Blanscet that she does not have a definite answer at this time.

Chair Brandon Daniel closes the Public Hearing.

Commissioners express general support but concern about the parking situation.

Commissioner Carson motions to approve Agenda Item 5 subject to Town Staff recommendation. Motion seconded by Vice Chair Damon Jackson. Motion to approve Agenda Item 5 approved 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.**

Dakari Hill (*staff*): Presented information regarding Pradera, the Comprehensive Plan, Prosper Hills Ordinance Adoption and two zoning cases for a restaurant and Downtown Single Family (DTSF).

Commissioners request a link be sent for the Comprehensive Plan and Pradera.

David Hoover (*staff*): Answers the commissioners that the links will be sent once the final adoption is completed.

**7. Adjourn.**

Motioned by Commissioner Petits, seconded by Vice Chair Damon Jackson to adjourn. Motion approved 6:0 at 7:13 p.m.

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Reynaldo Merlos, Planning Tech

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Michael Pettis, Secretary