



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 7, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:11 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner) and Manuel (Trey) Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the April 23, 2024, Planning & Zoning Commission Work Session.
- 3b. Consider and act upon the minutes from the April 23, 2024, Planning & Zoning Commission Regular Meeting.
- 3c. Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0030)
- 3d. Consider and act upon a request for a Final Plat for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0080)
- 3e. Consider and act upon a request for a Preliminary Site Plan for a Full-Service Hotel, Medical Offices, and Professional Offices, and Professional Offices on Parmar Addition, Block A, Lots 1 & 3, on 23.4± acres, located on the southeast corner of Mahard Parkway and Prairie Drive. (DEVAPP-23-0102)
- 3f. Consider and act upon a request for a Revised Site Plan for a Drive-Through Restaurant on gates of Prosper, Phase 1, Block B, Lot 2, on 1.5± acres, located on the east side of Preston Road and 470± feet north of Richland Boulevard. (DEVAPP-23-0198)

- 3g. Consider and act upon a request for a Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.3± acres, located on the west side of Custer Road and 1,900± feet north of University Drive. (DEVAPP-23-0016)**
- 3h. Consider and act upon a request to table a rezoning of 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (Zone-24-0001)**

Commissioner Blanscet made a request that item 3f be pulled from the Consent Agenda for further review.

Commissioner Blanscet made a motion to approve Items 3a, 3b, 3c, 3d, 3e, 3g and 3h. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks addressed the item pulled from consent. Commissioners Blanscet and Carson asked questions regarding the encroachment of the drive-through into the five-foot landscape setback on the south side of the property.

Town Staff informed the Commissioners that the adjacent five-foot landscape setback on the property to the south will have enhanced landscaping. A representative of the applicant, Mr. Zelenski, informed the Commissioners that both properties are the same owner and that there is a written, signed agreement to allow the reconstruction of the wall on the property line and the planting of additional landscaping. Mr. Zelenski stated that the agreement would be provided to Town Staff. There was further discussion regarding the background of and need for the modification. Mr. Zelenski indicated that the change will provide a few additional feet of striped pavement for the on-site staff.

Commissioner Harris made a motion to approve Item 3f. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No citizen comments were received.

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.**

Mr. Hill informed the commissioners of the Town Council action and upcoming cases for Planning & Zoning Commission action.

5. Adjourn.

The meeting was adjourned at 6:40 p.m.

Manuel Ramon, Planning Technician

Josh Carson, Secretary