



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday January 16, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

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

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the January 2, 2024, Planning & Zoning Commission meeting.

Commissioner Hamilton made a motion to approve the Consent Agenda. 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. Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)

Commissioner Carson asked Town Staff about the building materials for the development, the reasoning for wrought iron fencing along the western boundary, and the potential for the future expansion of Coleman Street encroaching into the required landscaping.

Mr. Hill answered that the language in the Planned Development regarding building materials would be more pertinent than the conceptual elevations, the applicant could clarify the reasoning for the wrought iron fencing, and that the future expansion of Coleman Street should not encroach into the required landscaping.

Commissioner Blanscet asked Town Staff about the required screening on the western boundary, the required trees along both Coleman Street and Prosper Trail, and the orientation of the restaurant and retail buildings.

Mr. Hill answered that the applicant provided screening even though the Zoning Ordinance would not require screening, the trees planted along Coleman Street and Prosper Trail would be every twenty linear feet, and that the back of the restaurant and retail buildings faced the roadways.

Commissioner Reeves asked Town Staff about the building line along the railroad, the proposed screening around the public storage facility, and the possibility of residents seeing stored vehicles through the proposed wrought iron fence along the railroad.

Mr. Hill answered that the building line shown along the railroad is 60 feet, the screening around the public storage facility would consist of a wrought iron fence (north and west) and a masonry wall (south and east), and that residents may be able to see the stored vehicles through the wrought iron fencing.

Vice Chair Jackson opened the public hearing.

The applicant, Jon Kendall, answered questions from the Commission regarding whether the public storage facility was essential to the proposal, the reasoning for both a masonry wall and wrought iron fencing around the public storage facility, and the orientation of the restaurant and retail buildings.

Vice Chair Jackson closed the public hearing.

Town Staff answered questions from the Commission regarding striking the allowed uses within the proposed Planned Development.

Mr. Kendall answered questions from the Commission regarding the fire lane encroaching into the patio area, whether outdoor storage was essential to the proposal, and the height of the masonry screening wall. Additionally, he answered questions from the Commission regarding how the need for storage in the area was identified, the responses from the surrounding Homeowners' Associations, and the incongruity between the language regarding building materials and the materials shown on the façade plan.

Town Staff answered questions from the Commission regarding the reasoning for their denial recommendation and how they determined the proposal was incompatible with the surrounding residential areas.

Commissioner Hamilton stated that the item may need to be tabled for the applicant to adjust the proposal and give the Commission time to review the case further.

Commissioner Harris stated that he would be in support of the item subject to the applicant being amenable to striking certain uses, landscaping requirements, and screening requirements.

Commissioner Reeves stated that he would not be able to support the proposal due to it not complying with the Comprehensive Plan.

Commissioner Carson stated that he supported the retail component of the plan but could not support the plan in its entirety due to it not complying with the Comprehensive Plan.

Commissioner Blanscet stated that he could not support the request due to the Mini-Warehouse/Public Storage use.

Vice Chair Jackson stated that he concurred with Commissioners Reeves, Hamilton, Carson, and Blanscet on being unable to support the request due to the Mini-Warehouse/Public Storage use.

Commissioner Blanscet stated that the item should not be tabled if the Commission was opposed to the Mini-Warehouse/Public Storage use and the applicant did not intend on removing that use from the next proposal.

Commissioner Hamilton clarified that he wanted to give the applicant the option to table if he believed that the proposal could be adjusted based on the Commission's comments.

Mr. Kendall addressed the Commission and expressed that he would rather the item be denied than remove the Mini-Warehouse/Public Storage use from the proposal.

Commissioner Hamilton made a motion to deny Item 4. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 5-1 with Commissioner Harris voting in opposition.

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

6. Adjourn.

The meeting was adjourned at 7:26 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary