



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 21, 2025, 6:30 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:46 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, 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), and Trey Ramon (Planning Technician)

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 December 3, 2024, Planning & Zoning Commission regular meeting.**
- 3b. Consider and act upon a request for a Preliminary Site Plan for Automobile Service, Convenience Store with Gas Pumps, Daycare, Drive-Through Restaurant, Office/Restaurant/Retail, Professional Office, and Restaurant/Retail Buildings on Prosper Legacy, Block D, Lots 1-2, Block E, Lots 1-5, and Block F, Lots 1-2, on 22.2± acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-24-0083)**

Commissioner Blanscet made a request to pull Item 3b from the Consent Agenda.

Commissioner Hamilton made a motion to approve Item 3a with the condition that the revised minutes presented to the Commission be approved. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Blanscet asked what aspects of Planned Development-14 would be different if the zoning was presented as a new proposal today. Mr. Hill explained that some of the uses permitted by right, including single-family in a retail district, would likely not be passed now.

Commissioner Blanscet expressed his concerns about the potential for congestion and asked if a traffic analysis had been conducted. Mr. Hill explained that the engineering department reviewed the plan and determined that a traffic analysis study was not necessary.

Commissioner Blanscet asked if the Town Staff had any discussions with the developer about modifying the proposed uses or layout. Mr. Hill confirmed that conversations had taken place, but the developer ultimately decided to keep the uses and the layout the same.

Commissioner Harris made a motion to approve Item 3b. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 6-1 with Commissioner Blanscet in opposition.

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 an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street. (ZONE-24-0026)

Commissioner Hamilton asked if the future roundabout would inhibit traffic from continuing along Second Street. Mr. Hill explained that traffic traveling on Second Street would still be able to continue along the street after utilizing the roundabout.

The applicant, Matt Moore, came forward and addressed the Commission's questions pertaining to the reason for the zoning request. Mr. Moore explained that the primary motivation was to avoid the property becoming legal non-conforming once the right-of-way was acquired along First Street.

Chair Daniel asked if there were any additional regulations that needed to be addressed with the Planned Development. Mr. Hill explained that the lot depth would be calculated from Coleman Street.

Mr. Moore requested that the motion include that the lot depth will be calculated from Coleman Street.

Commissioner Hamilton made a motion to approve Item 4 with the condition that the lot depth would be calculated from Coleman Street. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

5. 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 past Town Council actions and upcoming cases for Town Council and Planning & Zoning Commission consideration.

Mr. Hill also briefed the Commissioners on the joint work session pertaining to the Unified Development Code that would be taking place on February 4th at 5 p.m. Additionally, Mr. Hill added that the Planning & Zoning Commission's regular meeting would follow at 7 p.m.

Commissioner Harris informed the Town Staff that he would be out of the country and unable to attend the meetings on February 4th.

Commission Carson asked for an update regarding a proposed Planned Development amendment for the Gates of Prosper.

Mr. Hoover explained that the applicant was still adjusting the proposal.

6. Adjourn.

Commissioner Jackson made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

The meeting was adjourned at 7:12 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary