



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday July 18, 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, Michael Pettis, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; David Soto, Planning Manager; Dakari Hill, Senior Planner; Doug Braches, Planner; Reynaldo Merlos, Planning Tech; Mara Matthews, Planning Intern

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the June 20, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for Medical Offices, on 4.2± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (D19-0077)
- 3c. Consider and act upon a request for a Revised Site Plan for a Public School, on 14.4± acres, located on the southeast corner of Star Meadow Drive and North Legacy Drive. The property is zoned Planned Development-66 (PD-66). (D21-0025)
- 3d. Consider and act upon a request for a Final Plat for Park Place, on 98.2± acres, located south of West Prosper Trail and east of North Teel Parkway. The property is zoned Specific Use Permit-16 (S-16) Park Place. (D22-0058)
- 3e. Consider and act upon a request for a Conveyance Plat for Prosper Hills, Block A, Lot 1, on 72.4± acres, located on the southeast corner of West Prosper Trail and North Teel Parkway. The property is zoned Agriculture (A). (DEVAPP-23-0092)
- 3f. Consider and act upon a request for a Site Plan and Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0007 & DEVAPP-23-0011)
- 3g. Consider and act upon a request for a Final Plat for Gates of Prosper, Block E, Lots 3 and 4, on 4.2± acres, located south of East First Street and west of

South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0015)

- 3h. Consider and act upon a request for an Amending Plat for Prosper-Broadway Addition, Block 3, Lot 2A, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0057)**
- 3i. Consider and act upon a request for a Site Plan for a Public School, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0070)**
- 3j. Consider and act upon a request for a Final Plat for Prosper Middle School No. 6, Block A, Lot 1, on 29.1± acres, located on the southwest corner of Parvin Road and North Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0071)**
- 3k. Consider and act upon a request for a Final Plat for Prosper Operations Center, Block 1, Lots A, B, and C, on 22.0± acres, located on the southeast corner of Safety Way and Cook Lane. The property is zoned Single Family-15 (SF-15). (DEVAPP-23-0085)**
- 3l. Consider and act upon a request for a Final Plat for Teel 380 Addition, Block A, Lot 3, 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0086)**
- 3m. Consider and act upon a request for a Site Plan for a Restaurant and Retail Store, on 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0088)**
- 3n. Consider and act upon a request for a Site Plan and Façade Plan for a Hotel, Limited Service, on 2.7± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0104 & DEVAPP-23-0105)**
- 3o. Consider and act upon a request for a Replat for Gates of Prosper Phase 2, Block A, Lots 11R and 12R, on 4.5± acres, located on the southeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0140)**
- 3p. Consider and act upon a request for a Site Plan for a House of Worship, on 13.6± acres, located south of Prairie Drive and east of South Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0109)**
- 3q. Consider and act upon a request for a Replat for Prosper Center, Block D, Lot 3R, on 13.6± acres, located south of Prairie Drive and east of South Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0110)**

- 3r. Consider and act upon a request for a Final Plat for St. Martin de Porres Addition, Block A, Lot 3, 8.2± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0119)**
- 3s. Consider and act upon a request for a Site Plan for a Private School, on 8.2± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0120)**
- 3t. Consider and act upon a request for a Site Plan for a Private School, on 7.1± acres, located on the southwest corner of East First Street and South Coit Road. The property is zoned Planned Development-6 (PD-6) La Cima and Specific Use Permit-10 (S-10) St. Paul's Episcopal School. (DEVAPP-23-0125)**

Commissioner Blanscet has requested Items 3g, 3h and 3i to be pulled for discussion. Motion by Commissioner Petits to approve 3a, 3b, 3c, 3d, 3e, 3f, 3j, 3k, 3l, 3m, 3n, 3o, 3p, 3q, 3r, 3s, and 3t and pull 3g, 3h and 3i for consideration, seconded by Harris to approve remaining items, subject to Town staff recommendations. Motion carried 6:0.

Commissioner Blanscet questions item 3g about the Drive Thru layout causing congestion on the main roads.

David Soto (*Staff*): answers the Commissioner's question that the plat will be divided into two lots to make access points for the Drive Thru and ease traffic congestion.

Commissioner Blanscet has no questions for item 3h.

Commissioner Blanscet questions item 3i about the landscape being provided for the public school to reduce the view of storage tanks from nearby residential neighborhoods.

David Soto (*Staff*): answers the Commissioner's questions that the site plan shows a chain link fence, and the site plan is next to a road that requires landscaping per ordinance that will minimize the view from nearby residential neighborhoods.

Commissioner Reeves motions to approve 3g, 3h and 3i subject to Town staff recommendations. Seconded by Petits. Motion passes 6:0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

- 4. Consider and act upon a Site Plan for a Restaurant, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0055)**

Dakari Hill (*Staff*): Presented Item 4 about the request to remove the parking requirement for the restaurant.

Commissioner Carson questions if this is an existing business being torn down and rebuilt.

Dakari Hill (*Staff*): Answers Commissioner Carson that this is an existing business with no parking onsite.

Commissioner Harris questions the amount of parking spots available and if includes Town Hall.

Dakari Hill (*Staff*): Answers Commissioner Harris question about the amount of parking spaces that are available in the downtown area, including the numbers from Town Hall.

Commissioner Harris questions the parking capacity from the business occupancy.

Dakari Hill (*Staff*): Answers Commissioner Harris question about the total parking spaces by using the ratio of the total businesses in Downtown.

Commissioner Carson questions whether the number of spaces are included from Wine House.

Dakari Hill (*Staff*): Answers Commissioner Carson question that the parking requirements include all current businesses in the Downtown area.

Commissioner Daniel requested that the applicant step forward to present Agenda Item.

Commissioner Daniel questions what is the purpose of the business that the applicant is requesting.

Michael Lopez (*Applicant*): presents the agenda item would be a taqueria restaurant on the first floor and office spaces on the second floor.

Commissioner Harris questions what the occupancy would be at capacity.

Michael Lopez (*Applicant*): Answers Commissioner Harris question that the rough estimate would be between 150-200 occupants.

Commissioner Daniel questions the occupancy on whether how much staff would be required.

Michael Lopez (*Applicant*): Answers Commissioner Harris that he does not know what the business plan is for staff.

Commissioner Daniel questions whether the business will be more window service or sit down restaurant.

Michael Lopez (*Applicant*): Answers Commissioner Daniel that the sandwich shop would be more grab and go and the taqueria will be more of a sit-down restaurant.

Commissioner Reeves questions whether there will be a public entrance on the back of the building.

Michael Lopez (*Applicant*): Answers Commissioner Reeves that there will be a public entrance in the back of the building for access from Town Hall parking lot.

Commissioners expressed general support for Item 4.

Dakari Hill (*staff*): Provided the commissioners with a change of the Regular Agenda item 4 from Restaurant to Restaurant/Office.

Commissioner Blanset Motions to approve Item 4. Motion seconded by Harris. Motion to approve item 4 approved 6:0.

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

David Soto (*Staff*): Presented information regarding Prosper Hill, Town Council action and upcoming cases for Planning and Zoning Commission action.

9. Adjourn.

Motioned by Commissioner Harris, seconded by Commissioner Jackson to adjourn. Motion approved 6:0 at 6:28 p.m.

Reynaldo Merlos, Planning Tech

Michael Pettis, Secretary