



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 6, 2022, 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 Sarah Peterson, Doug Charles, Sekou Harris, Damon Jackson and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the November 15, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Legacy Garden Phase 2, for 100 single family residential lots and six (6) HOA/open space lots, 45.8± acres, located on the north side of Prosper Trail, West of Shawnee Trail. This property is zoned Planned Development-115 (PD-115) (D22-0027).**
- 3c. Consider and act upon a Replat of Silo Park Addition, Block A, Lots 2R & 3, on 1.2± acres, located on the northeast corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR) (D22-0047).**
- 3d. Consider and act upon a Site Plan for a retail/restaurant building, on 1.2± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D21-0069).**
- 3e. Consider and act upon a Site Plan and Façade Plan for a Restaurant and a Retail Uses on Westside Block A, Lot 15 and a hotel on Lot 16, 4.0± acres, located on the north side of U.S Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0086)**
- 3f. Consider and act upon a Final Plat for Westside, Block A, Lots 15 and 16, 4.0± acres, located on the north side of U.S Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0087)**
- 3g. Consider and act upon a Site Plan for a Restaurant and a Retail Use on Block A, Lot 7, 1.63± acres, located on the south side of Frontier Parkway, west of Preston Road. This property is zoned Planned Development-10 (PD-10). (D22-0093).**
- 3h. Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 7, on 1.6± acres, located on the south side of Frontier Parkway. and west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D22-0094).**

- 3i. **Consider and act upon a Site Plan for a Medical Office on Block A, Lot 6, 1.3± acres, located on the south side of Frontier Parkway, west of Preston Road. This property is zoned Planned Development-10 (PD-10). (D22-0096).**
- 3j. **Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 6, on 1.2± acres, located on the south side of Frontier Pkwy. and west of Preston Rd. The property is zoned Planned Development-10 (PD-10). (D22-0097).**
- 3k. **Consider and act upon a Site Plan for a House of Worship, on 26.2± acres, located on the north side of West First Street, east of Harper Road. The property is zoned A, (Agricultural). (D22-0100)**
- 3l. **Consider and act upon a Site Plan for a new Town of Prosper municipal use building on Block A, Lot 1, 2.8± acres, located on the south side of Prosper Trails, west of Custer Road. The property is zoned A, (Agricultural). (D22-0101).**

Motioned by Charles, seconded by Jackson, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Secretary Mike Pettis arrived at 6:03pm.

REGULAR AGENDA

- 4. **Conduct a Public Hearing and consider and act upon a request to amend a Specific Use Permit-19 (S-19) for a Child Care Center, Licensed on 2.3± acres, located on the north side of Prairie Drive, west of Legacy Drive. (S22-0010)**

David Soto (Staff): Presented exhibit information.

Kevin Patel (Applicant): Gave presentation and anticipated development schedule.

Chair Daniel opened the Public Hearing.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motion by VanWolfe, seconded by Charles to approve Item 4, subject to staff recommendations. Motion approved 7-0.

- 5. **Conduct a Public Hearing and consider and act upon a request to amend a Specific Use Permit for a new Wireless Communications and Support Structure, on .1± acre, located on the north side of Prosper Trail, west of Legacy Drive. (S22-0011)**

David Soto (Staff): Presented exhibit information.

Commissioners generally expressed concerns regarding screen, anticipated new locations of similar builds and façade designs.

Bill Bauman (Applicant): Gave presentation and additional exhibit information.

Commissioners expressed concerns of matching facades with existing water tower design standards.

Commissioners asked questions regarding Specific Use Permit process and timetables for development.

Chair Daniel opened the Public Hearing.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Commissioners expressed general support for item 5 with façade design matching the Town's water tower design standards.

Commissioner Charles suggested a future code amendment to specify façade designs for future similar items.

Motion by Charles, seconded by Peterson to approve Item 4, subject to staff recommendations and for the façade of the Wireless Communications and Support Structure to conform to town standards to include the Town logo and Town color scheme. Motion approved 7-0.

6. 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 Town Council results on previous items. Announced Planning and Zoning Commission training with the Town Attorney on January 3rd.

7. Adjourn.

Motioned by Jackson, seconded by Pettis to adjourn. Motion approved 7-0 at 7:10 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary