



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday December 5, 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, Vice-Chair Damon Jackson, Secretary Cameron Reeves, Sekou Harris, Josh Carson, Glen Blanscet, John Hamilton.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the November 7, 2023, Planning & Zoning Commission meeting.

Chair Daniel requested to pull Item 3a for review.

Motion by Commissioner Hamilton to approve Item 3a with revisions. Seconded by Vice Chair Jackson. Motion carried unanimously.

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 a House of Worship on 26.1± acres, for Prosper School Church Addition, Block A, Lot 2, located north of West First Street and west of South Legacy Drive. The property is zoned Agricultural. (ZONE-23-0030)

Commissioners asked Town Staff about the 50 percent lot coverage increase, reclamation of the flood zone area, height limitation, the façade, and the rezoning to a Planned Development.

Mr. Hill answered that the reason for the 50 percent lot coverage is for possible future expansion and so they would not need to resubmit to the Planning & Zoning Commission. There is a correlation between building setbacks and building height. The Façade plan should be similar to what is being presented tonight. The reason for the Planned Development is to ensure that the zoning is compatible with the surrounding uses and allow the higher lot coverage for the proposed use.

Mr. Hoover commented that the Town does allow reclamation of floodplain areas, but it is unlikely that this would occur.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Blanscet made a motion to approve Item 4. Seconded by Commissioner Hamilton. Motion carried unanimously.

5. Conduct a Public Hearing to consider an ordinance amending Chapter 3, Section 1.4 – Conditional Development Standards and Chapter 4 – Development Requirements of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs. (ZONE-23-0033)

Commissioners asked Town Staff for visual examples of the screening, clarification of the uses next to a drive through, why the change is needed, examples of other towns that have similar ordinances, if previously approved developments have to be brought back to the Planning & Zoning Commission, the height of a screening wall, the drive through island landscaping, impacts to adjacent property, the type of tree species, and timeline of tree growth.

Mrs. Porter answered that examples were provided in the staff report. The change being presented affects two restaurants with a drive-through next to each other, which would no longer be allowed. The amendments are being presented based on the recommendations within the Comprehensive Plan. The changes would apply to future development along the Commercial Corridor and other commercial areas. The previously approved developments would not have to be revised to the proposed standards. The tree growth timeline depends on the species of trees. The height of the wall has to be 8 feet if the lot is bordering a residential property. When a restaurant with a drive-through is across a major thoroughfare, per the Thoroughfare Plan, from a residential property, the regulations for adjacency to residential areas would not apply. The drive-through island defines the edge of the drive-through lanes.

Mr. Hoover commented that the drive-through restaurants cause heavy congestion, so if the Town spreads them out, it will lessen traffic congestion, especially at intersections. There are surrounding town that are older that are changing their ordinances to correct similar issues to drive throughs. The intent of the proposed ordinance is to provide adequate screening and not cluster shrubs and trees.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioners asked if the Town Staff could clarify the type of tree species used for the Drive Through screening.

Mr. Hoover answered that the Parks Department has a set list of trees that are allowed to be used during the plan review process.

Commissioner Harris made a motion to approve Item 5. Seconded by Vice-Chair Jackson Motion passed 5 to 2, Chair Daniel and Reeves opposed.

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

Mr. Hill stated that the Batch Plant Specific Use Permit, McDonalds Development Agreement and Ordinance, 209 E Fifth St. Development Agreement and Ordinance, 105 S Coleman St. Planned Development, 202 S. Parvin St Planned Development, and Dumpster screening and Automotive Sales amendments were approved by Town Council. The Multifamily Amendment was tabled to the December 12th Town Council Meeting.

11. Adjourn.

The meeting was adjourned at 8:09 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary