



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 6, 2023, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:04 p.m.

Commissioners Present: Vice Chair Damon Jackson, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Planning Director; David Soto, Planning Manager; Doug Braches, Planner; Dakari Hill, Senior Planner; Talia Stevenson, Senior Administrative Assistant; Mara Matthews, Planning Intern

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the May 16, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Preliminary Plat of Shawnee Trail Addition for 25 residential lots and 3 open space lots, on 18.9± acres, located North of West Prosper Trail and west of North Dallas Parkway. The property is zoned Planned Development 75 (PD-75) NWC Dallas Parkway and Prosper Trail. (D22-0089)
- 3c. Consider and act upon a request for a Replat of Ladera Prosper, Phase 2, Block A, Lot 1R, on 44.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-107 (PD-107) Brookhollow Ladera. (DEVAPP-23-0005)
- 3d. Consider and act upon a request for a Site Plan for a Residential Development, on 44.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-107 (PD-107) Brookhollow Ladera. (DEVAPP-23-0006)
- 3e. Consider and act upon a request for a Replat for La Cima Crossing, Block A, Lot 3, and a Final Plat for La Cima Crossing, Block A, Lot 4, on 3.7± acres, located south of Richland Boulevard and west of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2) Willow Ridge. (DEVAPP-23-0059)
- 3f. Consider and act upon a request for a Site Plan for a Retail Store, on 1.5± acres, located south of Richland Boulevard and west of La Cima Boulevard.

The property is zoned Planned Development-2 (PD-2) Willow Ridge (DEVAPP-23-0059)

- 3g. Consider and act upon a request for a Preliminary Site Plan for a Mixed-Use Commercial Development, on 79.0± acres, located on the northwest corner of US-380 and Mahard Parkway. The property is zoned Planned Development-69 (PD-69) Metten Tract. (D22-0098)
- 3h. Consider and act upon a request for a Revised Site Plan for an expansion to an Automobile Sales Store, on 15.1± acres, located on the northwest corner of US-380 and Mahard Parkway. The property is zoned Planned Development-99 (PD-99) Toyota Penske. (DEVAPP-23-0068)
- 3i. Consider and act upon a request for a Preliminary Site Plan for an expansion to a House of Worship, on 13.6± acres, located on the southeast corner of Prairie Drive and Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0077)
- 3j. Consider and act upon a request for a Site Plan for a Public School, on 85.5± acres, located on the southeast corner of West First Street and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0065)

Commissioner Blanscet comment on 3b regarding the continuation of street names.

Commissioner Blanscet has requested Item 3j to be pulled for discussion. Motion by Commissioner Blanscet to approve 3a to 3i and pull 3j for consideration, seconded by Harris to approve remaining items, subject to Town staff recommendations. Motion carried 5:0

Soto presents info on 3j, PISD Public School 4 for the Site Plan.

Blanscet questions about the feedback from neighbors and expresses concerns about noise for neighbors adjacent to the athletic fields.

Motion to approve 3j by Harris, second by Reeves. Motion passes 4-1 with Commissioner Blanscet in opposition.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)

David Soto (*Staff*): Presented information regarding Item 4.

Commissioners question regarding Medium Density in terms of differences between the lot size and density. Commissioners also question the density criteria and have concerns regarding the rationale between the previous subdivisions lot size average.

David Soto (Staff): Answers questions of Commissioners

Clint Richard (*Developer*): Presented information on project, responds to commissioners' questions on lot size and describes the history of residential rezoning in prosper.

Commissioners question regarding the provided amenities in the plan as well as gated and private aspects of the streets and homes. Clint Richard describes the parks and the benefit to the community. Commissioners question floodplain included in density and have concerns regarding street access points.

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Commissioners question regarding flood plain, conceptual plan and zoning ordinance

Staff responds to commissioners' questions.

General concerns regarding lot size, Comprehensive Plan language, floodplains, gated community and the contribution to surrounding communities by commissioners.

Clint Richard (Developer): Provided clarification on Parks, fees, open space and the community benefit.

Commissioner Reeves Motions to table Item 4. Motion rescinded by Reeves with concerns regarding conceptual plan approval.

Commissioner Harris motions to deny Item 4, seconded by Carson. Motion to deny Item 4 approved 3:2 with Reeves and Blanscet in opposition.

5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a new Wireless Communications and Support Structure, on .1± acre, located on the south side of Prosper Trail, west of Preston Country Lane. (ZONE-22-0001)

Commissioner Reeves recused himself at 7:18pm

David Soto (Staff): Presents information regarding Item 5

Commissioners question based on the maximum number of cell towers in town.

Bill Bayman (Applicant): Presents information.

Commissioners' express concerns regarding the façades of future Wireless Communications and Support Structures

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Commissioners expressed support.

Commissioner Carson motions to approve Item 5, seconded by Blanscet. Motion approved 4:0.

Commissioner Reeves returned at 7:39pm

6. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5. (ZONE-23-0001)

David Soto (Staff): Presents information regarding Item 6

Commissioners question regarding the Downtown future development and zoning changes

David Soto (Staff): Answers questions and provided information on the Comprehensive Plan and the Downtown Master Plan.

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Commissioners expressed support.

Commissioner Harris motions to approve Item 6, seconded by Blanscet. Motion approved 5:0.

7. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a new Wireless Communications and Support Structure, on 0.1± acre, located on the south side of Frontier Parkway, west of Talon Lane. (ZONE-23-0008)

David Soto (Staff): Presents information regarding Item 7

Jack Scheidt (Applicant): Presents information on the case.

Commissioners question about the amount of carriers allowed on the tower.

Applicant responded to questions and concerns.

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Applicant describes light standard structure and the design choices.

Commissioners question regarding the screening requirements and landscaping requirements.

Commissioner Blanscet motions to approve Item 7, seconded by Harris. Motion approved 5:0

8. 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 the Development Manual, Town Council action and upcoming cases for Planning and Zoning Commission action.

Jessika Hotchkin presents and trains on technology.

9. Adjourn.

Motioned by Blanscet, seconded by Harris to adjourn. Motion approved 5-0 at 8:21 p.m.

Doug Braches, Planner

Michael Pettis, Secretary