



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 1, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:04 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 Michelle Crowe (Senior Administrative Assistant)

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the September 03, 2024, Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a request for a Conveyance Plat of Prosper Middle School No. 7 Addition, Block A, Lot 1, on 38.6± acres, located on the east side of Legacy Drive and 1,500± feet north of Prosper Trail. (DEVAPP-24-0093)**

Commissioner Furay requested to pull Item 3a from the Consent Agenda.

Commissioner Hamilton made a motion to approve Item 3b. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

Regarding Item 3a, Commissioner Furay requested to abstain, as he was not present during the September 3rd meeting. Commissioner Hamilton made a motion to approve Item 3a. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 6-0 with Commissioner Furay abstaining.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request to amend Planned Development-59 on Twin Creeks Ranch, Phases 1-2, on 40.9± acres, to accommodate the reconfiguration of the wall and the landscaping between the subdivision and Frontier Parkway. (ZONE-24-0011)

Commissioner Blanscet requested clarification regarding the height of the berm and how close the TxDOT taking was to the subdivision's screening wall.

Mr. Hill answered that the height of the berm would be four feet and that the TxDOT taking would go right to the screening wall. Mr. Hill added that there would be room to provide landscaping on the masonry portion of the screening wall. Additionally, Mr. Hill stated that the completed wall will be a total of eight feet tall with four feet of masonry at the bottom and four feet of ornamental fencing at the top.

Commissioner Hamilton asked how access would be provided to the area for maintenance.

Mr. Hill answered that a maintenance easement would be provided to allow the Homeowners' Association access for maintenance.

Commissioner Carson requested confirmation that the screening wall was designed and started prior to the right-of-way being acquired and that the non-compliance is not the fault of the property owner. Additionally, Commissioner Carson requested clarification regarding what would occur if the request were not approved.

Mr. Hill confirmed that the wall was designed and started correctly prior to the acquisition of right-of-way by TxDOT and that the wall would have to be taken down and constructed in the proper location if the request was denied.

Commissioner Blanscet inquired about the provision of a sidewalk shown in the anticipated area of the TxDOT taking.

Mr. Hoover answered that TxDOT will provide the sidewalk. Additionally, Mr. Hoover added that the landscaping outside of the wall will be provided by the developer.

Commissioner Carson asked who would be responsible for the installation and maintenance of the plantings in front of the screening wall.

Mr. Hoover stated that the plantings will be installed by the developer and maintained by the Homeowner's Association.

Commissioner Furay inquired about the proposed landscaping compared to the landscaping required by the Zoning Ordinance.

Mr. Hill stated that a 25-foot landscape buffer is supposed to be provided between a thoroughfare and a residential screening wall. Mr. Hill explained that the width of the landscape buffer would remain the same; however, the landscaping would be behind the residential screening wall instead of in front of it.

Chair Daniel opened the public hearing.

The applicants, Steve Basden and Brice Stately, addressed the Commission. They explained that a lack of communication occurred between all parties involved that resulted in the mishap and no one party bears all the responsibility. Additionally, they added that the screening wall was 85 percent complete, and it would be a great cost to start over.

Commissioner Daniel requested clarification about irrigation for the hedges in front of the screening wall.

Mr. Basden answered that driplines would be installed.

Commissioner Hamilton requested information about how access would be provided to the area for maintenance.

Mr. Basden answered that there would be access from the street side of the wall and that access would be created to the landscape buffer behind the wall.

Commissioner Carson stated that the wrought iron fence is preferable to a fully masonry one.

Commissioner Daniel asked if the developer had sold all the lots in the subdivision and noted the large size of the lots within the subdivision.

Mr. Basden stated that the lots are not sold. Mr. Basden explained that 23 lots have two complete homes with another under construction. Additionally, Mr. Basden added that he has had several conversations with builders and that there will be a second phase that includes a street extension.

Chair Daniel closed the public hearing.

Commissioner Daniel expressed the Commission's appreciation for the applicants' attendance and the development they are constructing.

Commissioner Blanscet made a motion to approve Item 4. The motion was seconded by Commissioner Jackson. 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 the past Town Council actions and upcoming cases for Planning & Zoning Commission action. Commissioners and Staff discussed procedures for the work sessions.

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

Adjourn.

The meeting was adjourned at 6:41 p.m.

Michelle Crowe, Senior Administrative Assistant

Josh Carson, Secretary