



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 20, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:01 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, 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 August 6, 2024, Planning & Zoning Commission meeting.

No items were pulled from the Consent Agenda for further review.

Commissioner Carson made a motion to approve Item 3a. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. 4. Conduct a Public Hearing to consider an ordinance amending Article 2, Division 13 – Multifamily District; Article 4, Division 4, Section 4.4.3 – Non-Residential and Multifamily Parking Provisions; and Article 4, Division 8 - Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. (ZONE-24-0019)

Mr. Hoover presented the proposed multifamily amendments, which addressed two issues of concern from the previous amendment proposal. The update addressed the removal of specific density requirement and included the addition of a statement that for any Planned Development district approved by the Town prior to the adoption of this ordinance, and for which there is no number of multifamily units stated therein, then the permitted number of multifamily units is

authorized by the Town's Zoning Ordinance on the date of adoption of said Planned Development district.

Commissioner Carson proposed adding language to Article 2, Division 13, § 2.13.2, Subsection H – Building Configuration, stating that in the event the garage is not fully surrounded, it must be fully clad to give the appearance of the rest of the façade. Commissioner Carson explained that this provided options for the construction of the multifamily building if, for example, it was a taller podium-style apartment building. This would ensure that the garage would be screened from view of the surrounding buildings. Further, Commissioner Carson stated that in the event the garage is not fully surrounded, the requirement of the parking garage to be fully clad gives the appearance of a façade.

Commissioner Blanscet agreed with the proposed addition and noted that the addition would require a modification of the language in Article 4, Division 4, § 4.4.3, Subsection U.

Commissioner Carson asked if Article 2, Division 13, § 2.13.2, Subsection I provided the ability for the first floor to be either residential or retail use. He stated that mixed use products were beneficial to residents and inquired if that can be addressed at the time of a Planned Development request.

David Hoover clarified that this could be clarified through the Planned Development standards. It is possible to allow residential uses on the first floor while the development is ongoing and then transition the area back to retail.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Carson made a motion to approve Item 4 with the following conditions:

1. Add language regarding multifamily garages being fully clad and matching the façade of the residential units in Article 2, Division 13, § 4.4.3, Subsection H.
2. Add language regarding multifamily garages being fully clad in Article 4, Division 2, Section 4.4.3, Subsection U.

The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 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.

Mr. Hill informed the Commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

Mr. Hoover noted the contract for the Unified Development Code was approved, which is a process of updating the Town's codes. Mr. Hoover elaborated about the Unified Development Code, stating that it would include updates to the allowed uses within zoning districts, engineering standards, park standards, and building codes, as well as the centralization of these updates. Additionally, Mr. Hoover noted that Town's consultant for the project would be Freese & Nichols. There would be a kickoff meeting to start the process, and it was estimated to take six months.

Commissioner Jackson inquired about the rescheduling of the Capital Improvements Advisory Committee meeting.

Mr. Hill confirmed the meeting had been rescheduled from September to October.

Chair Daniel inquired about the joint work session with Town Council in September.

Mr. Hoover confirmed the joint work session is for the proposed amendment to the Gates of Prosper Planned Development.

Adjourn.

The meeting was adjourned at 6:25 p.m.

Michelle Crowe, Senior Admin. Assistant

Josh Carson, Secretary