



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Work Session**  
Prosper Town Hall  
Executive Conference Room  
250 W. First Street, Prosper, Texas  
Tuesday, August 20, 2024, 5:00 p.m.

**Call to Order / Roll Call**

The meeting began at 5:17 p.m.

Commissioners Present: Chair Brandon Daniel (Arrived at 5:40 p.m.), Damon Jackson, Josh Carson, Sekou Harris, John Hamilton, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Michelle Crowe (Senior Administrative Assistant), and Jeremy Page (Town Attorney)

**Items for Individual Consideration:**

**REGULAR AGENDA:**

- 1. Discuss agenda items on the August 20, 2024, Planning & Zoning Commission agenda.**

Mr. Hoover answered questions pertaining to the multifamily amendment proposal and how it differed from the previous amendment, which had been considered by the Commission in November 2023 and was tabled indefinitely by the Town Council in January of 2024.

**Discussion Item #1 (Changes from Previous Amendment)**

There was discussion regarding the removal of a specific density requirement and language pertaining to approved Planned Developments with multifamily entitlements that did not provide a specific number of allowed units. The proposed language states 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 the number of multifamily units authorized by the Town's Zoning Ordinance on the date of adoption of said Planned Development District.

**Discussion Item #2 (Differences from Zoning Ordinance)**

There was discussion regarding the allowance of multifamily developments only in the areas designated for that use in the Comprehensive Plan, compliance with the Dallas North Tollway Design Guidelines, increasing the maximum height from three stories (50 feet) to eight stories (110 feet), establishing a building configuration for multifamily structures that requires a wrap-around configuration with a central garage surrounded by the residential units, and the removal of multifamily design and development standards since that criteria will be addressed in the Planned Development standards.

### Discussion Item #3 (Enforcement of Regulations vs. Existing Entitlements)

Jeremy Page discussed that new standards can be enforced for properties that have existing multifamily entitlements with nothing currently constructed; however, multifamily projects currently in review or with building permits issued would be grandfathered under the previous regulations.

### Discussion Item #4 (Multifamily in Planned Developments)

There was discussion regarding the requirement of a Planned Development for any multifamily project. Where the Planned Development was silent regarding certain standards, the development would have to comply with the regulations of Zoning Ordinance.

### Discussion Item #5 (Garages)

There was discussion regarding the proposal to wrap garages and provide cladding to match the attached multifamily units. Additionally, if the building was between five to eight stories and constructed so that the garage was the base of the building, it would need to be cladded.

### **Adjourn.**

The work session was adjourned at 5:58 p.m.

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Michelle Crowe, Senior Admin. Assistant

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Josh Carson, Secretary