



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 5, 2024, 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 Josh Carson, Sekou Harris, John Hamilton, Cameron Reeves, and Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the February 20, 2024, Planning & Zoning Commission work session.
- 3b. Consider and act upon the minutes from the February 20, 2024, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Final Plat for Star Trail, Phase 17, Block U, Lots 7-27, Block V, Lots 1-12, and Block W, Lots 10-24, on 26.9± acres, located 900± feet north of First Street and 1,200± feet west of Legacy Drive. (DEVAPP-23-0169)
- 3d. Consider and act upon a request for a Site Plan for Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0182)
- 3e. Consider and act upon a request for a Final Plat for Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0179)
- 3f. Consider and act upon a request for a Façade Plan for Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0180)
- 3g. Consider and act upon a request for a Site Plan for Parvin Addition, Block 22, Lot 7R, on 0.3± acres, 202 South Parvin Street, located on the northwest corner of Parvin Street and Second Street. (DEVAPP-24-0002)
- 3h. Consider and act upon a request for a Site Plan for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Additions,

Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0012)

- 3i. Consider and act upon a request for a Replat for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0014)**
- 3j. Consider and act upon a request for an Amending Plat for St. Martin de Porres Addition, Block A, Lot 2, on 22.7± acres, located 800± north of University Drive and the east side of Windsong Parkway. (DEVAPP-24-0020)**

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c, 3g, 3h, 3i, and 3j on the Consent Agenda. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to table Items 3d, 3e, and 3f on the Consent Agenda. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)**

Town Staff answered questions from the Commission regarding the garages for the multifamily units being enclosed, adequate parking for the site, and multifamily and retail stores and shops being permitted by right in the proposal.

Chair Daniel opened the public hearing.

The applicant, Mo Adepoju, answered questions from the Commission regarding the types of retail stores envisioned for the site, the number of proposed multifamily units, and addressed questions about potentially utilizing the second floor for office space.

Chair Daniel closed the public hearing.

Town Staff answered questions regarding limiting the definition of “retail stores and shops” and adding a maximum to the number of multifamily units.

Commissioner Carson made a motion to table Item 4 and continue the public hearing to the Planning & Zoning Commission meeting on March 19, 2024. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

- 5. Conduct a Public Hearing and consider and act upon a request to amend the number of contiguous units that constitute a row of Townhomes in Planned**

Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive. (ZONE-24-0003)

Town Staff answered questions regarding amending the language in the Planned Development to allow a minimum of two attached townhome units.

Chair Daniel opened the public hearing.

The applicant, John Papagolos, concurred with Town Staff's decision to amend the language in the Planned Development.

Chair Daniel closed the public hearing.

Commissioner Harris made a motion to approve Item 5. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 7-0.

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

7. Adjourn.

The meeting was adjourned at 6:58 p.m.

Dakari Hill, Senior Planner

Josh Carson, Secretary