



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 3, 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, John Hamilton, Matthew Furay, Glen Blanscet and Sekou Harris (arrived at 6:03 p.m.)

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the November 19, 2024, Planning & Zoning Commission work session.
- 3b. Consider and act upon the minutes from the November 19, 2024, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)
- 3d. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0012)
- 3e. Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail Buildings on Prosper Commons, Block B, Lots 1 and 13-15, on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-23-0131)
- 3f. Consider and act upon a request for a Site Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0123)
- 3g. Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0113)

Commissioner Carson made a request to pull Items 3a and 3b from the Consent Agenda.

Commissioner Jackson made a request to pull Items 3c and 3d from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3e, 3f and 3g. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

Regarding Items 3a and 3b, Commissioner Carson explained he takes no exception to the items but was not in attendance for the meeting and would abstain from the vote. Commissioner Hamilton made a motion to approve Items 3a and 3 b. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0 (Commissioner Carson abstained.)

Commissioner Carson recused himself from this item due to a potential conflict of interest.

Chair Daniel made a motion to pull Items 3c and 3d from the Table for consideration and discussion. The motion was carried unanimously by a vote of 6-0.

Mr. Hoover explained that these items were on the previous Planning & Zoning Commission meeting. Staff had requested tabling the items so that additional review could be done regarding the location of the proposed sidewalk along La Cima Boulevard that was shown through a portion of an easement owned by the La Cima Homeowners' Association. After review, Staff finds the proposed location acceptable. There was discussion about the possibility of modifying the route of the sidewalk; this can be reviewed as part of the construction process. Staff is recommending approval of the items.

Chair Daniel asked whether Staff had met with legal counsel regarding this item.

Mr. Hoover confirmed that the Town Attorney was consulted regarding the issue.

Commissioner Jackson requested confirmation that there was collaboration with the Homeowners' Association to ensure that the landscaping and aesthetics for the residential development are not impacted.

Mr. Hoover explained that this is a consideration and will be an ongoing discussion through the development process.

Commissioner Jackson asked if the applicant would be willing to adjust the sidewalk.

Mr. Clay Christy with ClayMoore Engineering (applicant) discussed the site and why the sidewalk is in its current location. He stated that the developer of Club Car Wash would be willing to install some additional shrubs on the site.

There was additional conversation amongst the Commissioners and Mr. Hoover during which it was stated that this item would not be back for consideration by the Commission.

Mr. Christy discussed the landscaping proposed on the site.

Commissioner Harris made a motion to approve Items 3c and 3d. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 5-1 with Commissioner Jackson voting in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

There were no items on the Regular Agenda.

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

Ms. Porter informed the Commissioners of past Town Council actions and upcoming cases for Town Council and Planning & Zoning Commission consideration.

Mr. Hoover provided an overview of what transpired regarding ZONE-24-0013 (Creekside) and ZONE-24-0017 (The School House) following the Planning & Zoning Commission meeting and answered Commissioners' questions regarding the Town Council proceedings.

Commissioner Hamilton requested that in cases where there is a split vote by the Commissioners that Staff information about any modifications to the item and the dialogue from Town Council.

5. Adjourn.

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

The meeting was adjourned at 6:37 p.m.

Trey Ramon, Planning Technician

Damon Jackson, Vice-Chair