



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday January 2, 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, Josh Carson, and Glen Blanscet.

Staff Present: David Hoover, AICP, Director of Development Services; Suzanne Porter, AICP, Planning Manager; Dakari Hill, Senior Planner; Jerron Hicks, Planner; Reynaldo Merlos, Planning Technician.

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the December 19, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for Westside Addition, Block A, Lot 10R, on 2.4± acres, located north of US 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0134)
- 3c. Consider and act upon a request for a Final Plat for Westside Addition, Block A, Lot 10R, on 2.4± acres, located north of US 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0142)
- 3d. Consider and act upon a request for a Façade Plan for Westside Addition, Block A, Lot 10R, on 2.4± acres, located north of US 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0143)

Motion by Commissioner Carson to approve the Consent Agenda. Seconded by Commissioner Blanscet. Motion carried unanimously.

**CITIZEN COMMENTS**

No comments were made.

**REGULAR AGENDA**

- 4. Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28,

**located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)**

Mr. Hill requested tabling this item and continuing the public hearing to the January 16, 2024, Planning & Zoning Commission Meeting.

Commissioner Carson made a motion to table Item 4 and continue the Public Hearing to the January 16, 2024, meeting. Seconded by Vice-Chair Jackson. Motion carried unanimously.

**5. Conduct a Public Hearing to consider a request for a Specific Use Permit for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road. (ZONE-23-0036)**

Chair Daniel asked Town Staff about reply forms received from homeowners, the distance that the cell tower was relocated from the original location, and effects from the cell tower being close to the power lines.

Mrs. Porter answered that Town Staff did not receive any reply forms from homeowners prior to this meeting and does not know the exact distance between the old location and new location of the cell tower.

Chair Daniel opened the public hearing.

Bill Bauman (applicant) introduced himself and answered that the relocation distance was 450 feet and they have completed research to ensure there are no negative impacts from the cell tower being close to the power lines.

Satyaprakash Bommaraju (homeowner) expressed opposition for this item.

Chair Daniel closed the public hearing.

Commissioner Carson made a motion to approve Item 5. Seconded by Commissioner Blanscet. Motion passed unanimously.

**6. Conduct a Public Hearing to consider and act upon amending Chapter 3, Section 1.4 – Conditional Development Standards of the Town of Prosper Zoning Ordinance to modify requirements related to gas pumps. (ZONE-23-0039)**

Commissioners asked Town Staff about the benefit of changing the distance requirement of gas pumps to an intersection to permitted by right instead of on a case-by-case basis through a Planned Development, the impact to convenience stores with gas pumps, the definition of a Big Box, the minimum area being set for a grocery store, and whether Town Staff has fully reviewed the current ordinance to see if there are any other changes that should be made.

Mrs. Porter answered that this amendment would allow grocery stores with gas pumps to move the gas pumps from the intersection to alleviate traffic congestion. A convenience store with gas pumps that is a stand-alone use, not affiliated with a grocery store or Big Box, can situate itself better at intersections than a grocery store or Big Box with gas pumps. A Big Box is defined as a 80,000 square foot building where they may have other tenants and grocery stores is defined as a retail store. Staff wanted to ensure that grocery stores of a certain size are the only ones that are impacted by the ordinance change.

Mr. Hoover commented that Town Staff is unsure of the history that established a 200-foot distance requirement from the corner of an intersection. Staff proposes to amend the ordinance due to grocery stores changing in size and services provided over time. The ordinance did not anticipate the growth of the Big Box and grocery stores and does not address the growing traffic congestion at intersections.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Carson made a motion to approve Item 6. Seconded by Vice Chair Jackson. Motion passed unanimously.

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

**8. Adjourn.**

The meeting was adjourned at 6:38 p.m.

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Dakari Hill, Senior Planner

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Brandon Daniel, Chair