



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 7, 2024, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:11 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary 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), and Manuel (Trey) Ramon (Planning Technician)

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the April 23, 2024, Planning & Zoning Commission Work Session.**
- 3b. Consider and act upon the minutes from the April 23, 2024, Planning & Zoning Commission Regular Meeting.**
- 3c. Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0030)**
- 3d. Consider and act upon a request for a Final Plat for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0080)**
- 3e. Consider and act upon a request for a Preliminary Site Plan for a Full-Service Hotel, Medical Offices, and Professional Offices, and Professional Offices on Parmar Addition, Block A, Lots 1 & 3, on 23.4± acres, located on the southeast corner of Mahard Parkway and Prairie Drive. (DEVAPP-23-0102)**
- 3f. Consider and act upon a request for a Revised Site Plan for a Drive-Through Restaurant on gates of Prosper, Phase 1, Block B, Lot 2, on 1.5± acres, located on the east side of Preston Road and 470± feet north of Richland Boulevard. (DEVAPP-23-0198)**

- 3g. Consider and act upon a request for a Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.3± acres, located on the west side of Custer Road and 1,900± feet north of University Drive. (DEVAPP-23-0016)
- 3h. Consider and act upon a request to table a rezoning of 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (Zone-24-0001)

Commissioner Blanscet made a request that item 3f be pulled from the Consent Agenda for further review.

Commissioner Blanscet made a motion to approve Items 3a, 3b, 3c, 3d, 3e, 3g and 3h. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks addressed the item pulled from consent, Commissioner Blanscet and Commissioner Carson ask questions regarding the details of the encroachment of the 5ft landscape setback for the property and the one adjacent to it.

Town staff tells the commissioners that the landscape easement will be regained on the other side of the property that is away from the road. The applicant, Mr. Zelenski, also informs the commissioners that the landowner also owns the adjacent property and has agreed to fill in the landscaping needed where the retaining wall will be built. Mr. Zelenski further states that there is a written agreement for this which he will provide.

Commissioner Harris then made a motion to approve 3f, which was then seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

#### **CITIZEN COMMENTS**

No citizen comments were received.

#### **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.

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

5. Adjourn.

The meeting was adjourned at 6:40 p.m.

  
Manuel Ramon, Planning Technician

  
Josh Carson, Secretary