



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 6, 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, John Hamilton, and Glen Blanscet.

Commissioners Absent: Sekou Harris

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

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the July 2, 2024, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Preliminary Site Plan for Medical Office, Professional Office, Restaurant, and Retail Buildings on Mustang Texas Realty Addition, Block A, Lots 1-3, on 12.7± acres, located on the northeast corner of Coit Road and First Street. (DEVAPP-24-0049)
- 3c. Consider and act upon a request for a Conveyance Plat of Mustang Texas Realty Addition, Block A, Lots 1-3, on 12.7± acres, located on the northeast corner of Coit Road and First Street. (DEVAPP-24-0048)
- 3d. Consider and act upon a request for a Site Plan for a Community Center on Children's Hunger Fund Prosper, Block A, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive. (DEVAPP-24-0061)
- 3e. Consider and act upon a request for a Final Plat of Children's Hunger Fund Prosper, Block A, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive. (DEVAPP-24-0063)
- 3f. Consider and act upon a request for a Site Plan for a Middle School on Prosper Middle School No. 2 Addition, Block 1, Lot 1R-1, on 35.7± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0088)

- 3g. Consider and act upon a request for an Amending Plat of Prosper Middle School No. 2 Addition, Block 1, Lot 1R-1, on 35.7± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0091)
- 3h. Consider and act upon a request for a Site Plan for a Middle School on Prosper High School & Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0089)
- 3i. Consider and act upon a request for an Amending Plat of Prosper High School & Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0090)
- 3j. Consider and act upon a request for a Façade Plan for Retail Building on Bryant's First Addition, Block 6, Lots 18-21 & 22B, on 0.5± acre, located on the northeast corner of Main Street and Second Street.

No items were pulled from the Consent Agenda for further review.

Commissioner Carson made a motion to approve Items 3a, 3b, 3c, 3d, 3e, 3f, 3g, 3h, 3i, and 3j. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 5-0.

#### **CITIZEN COMMENTS**

Ron Patterson (Project Manager) expressed thanks for Staff's time and the approval of the Children's Hunger Fund Prosper items that were on this agenda.

#### **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 past Town Council actions and upcoming cases for Town Council and Planning & Zoning Commission action.

Commissioner Carson requested that Staff provide the multifamily ordinance amendment proposal earlier than typical to have additional time for review.


Chairman Daniel requested clarification on the movement of dirt on Custer Road, south of the creek.

Mr. Hill confirmed that the activity in this location was related to the Planning & Zoning Commission approved project for Prosper Trails Funeral Home and Cemetery.

5. **Adjourn.**

The meeting was adjourned at 6:07 p.m.

  
Manuel Ramon, Planning Technician  
Michelle Crowe, Senior Admin Asst.

  
Josh Carson, Secretary