



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 1, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:29 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Glen Blanscet, and Matthew Furay

Staff Members Present: Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

Other(s) Present: Jeremy Page, L.L.P. (Town Attorney)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the March 18, 2025, Planning & Zoning Commission work session meeting that proceeded the regular meeting.
- 3b. Consider and act upon the minutes from the March 18, 2025, Planning & Zoning Commission meeting.
- 3c. Consider and act upon the minutes from the March 18, 2025, Planning & Zoning Commission work session meeting that followed the regular meeting.
- 3d. Consider and act upon a request for a Site Plan for two Office/Warehouse buildings on Eagles Crossing Addition, Block A, Lots 1R1, 2R, and 3, on 9.5± acres, located on the west side of Coleman Street and 690± feet south of Prosper Trail. (DEVAPP-24-0099)
- 3e. Consider and act upon a request for a Replat Eagles Crossing Addition, Block A, Lots 1R1 & 2R, and a Final Plat of Eagles Crossing Addition, Block A, Lot 3, on 9.5± acres, located on the west side of Coleman Street and 690± feet south of Prosper Trail. (DEVAPP-24-0098)
- 3f. Consider and act upon a request for a Preliminary Plat of Prosper 170, Phases 1 & 2, on 169.5± acres, located on the north side of First Street and 1,860± feet east of Coit Road. (DEVAPP-24-0125)
- 3g. Consider and act upon a request for a Preliminary Plat of Mythri Brookhollow Townhomes, on 20.2± acres, located 500± feet north of University Drive and 2,585± feet west of Custer Road. (DEVAPP-24-0137)

3h. Consider and act upon a request for a Preliminary Site Plan for an Automobile Sales, Service and Leasing Facility, a Restaurant, and a Restaurant with a Drive-through on Hunter Gateway Centre, Block A, Lots 10, 14, and 15, on 12.9± acres, located on the north side of University Drive and 900± feet east of La Cima Boulevard. (DEVAPP-24-0172)

Commissioner Hamilton made a request to pull Items 3f and 3g from the Consent Agenda.

Commissioner Harris made a motion to approve Items 3a, 3b, 3c, 3d, 3e and 3h. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

Mr. Hicks presented Item 3f.

Commissioner Hamilton discussed the density standards in the Planned Development for individual neighborhoods at 5.0 dwelling units per acre and an overall density of 3.0 dwelling units, asking that Staff evaluate and ensure compliance with the overall density requirement. Commissioner Hamilton addressed the Planned Development standards for open space and expressed his desire for open space to be useable and accessible for this development and the area surrounding it. Additionally, Commissioner Hamilton requested clarification regarding the materials of the screening along First Street and fencing adjacent to residential lots versus adjacent to open space lots.

Mr. Hill stated that the Town's Zoning Ordinance required screening walls adjacent to thoroughfares to be at least 50 percent open. Additionally, he stated that fencing adjacent to residential lots can be board-on-board wooden fencing whereas fencing adjacent to open space lots is required to be open fencing, typically wrought iron.

Mr. Hill added that the proposed subdivision showed pocket parks with different amenities and trails leading to them that provided connectivity throughout the development.

Commissioner Carson asked about the connectivity of roads between the proposed subdivision and the neighboring subdivision on its eastern boundary.

Mr. Hill stated that neighboring subdivisions are required to have road connections.

Ms. Porter added that the existing right-of-way would be extended to connect to the proposed subdivision.

Commissioner Hamilton made a motion to approve Item 3f subject to Town Staff verifying compliance with the overall density and open space requirements in Planned Development-90. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 7-0.

Mr. Hill presented Item 3g.

Commissioner Hamilton asked about the proposed screening on both the eastern and southern boundaries of the property. Additionally, Commissioner Hamilton asked about the width of the open space on the northern boundary of the property.

Mr. Hill answered that, to his knowledge, the screening on both boundaries would be a six-foot masonry screening wall. Additionally, Mr. Hil added that the width of the open space on the northern boundary was 50-feet wide, which met the minimum width requirement for open space, and that the applicant worked with the Town's Landscape Planner to ensure compliance with open space requirements.

Commissioners Harris and Hamilton asked if amenity centers could be located within the required open space areas.

Mr. Hill replied that amenity centers were permitted within required open space area. Mr. Hill added that Town Staff could verify the open space percentage excluding the proposed amenity center.

Commissioner Carson asked if detention ponds could be counted as open space and inquired about the location of the sidewalks in front of the proposed townhome units due to the zoning allowing for zero-foot build lines.

Mr. Hill responded that detention ponds could count as open space if they were amenitized.

Ms. Porter responded that the sidewalks would be located within the right-of-way and would be provided with the development.

Commissioner Daniel invited the applicant to the podium to speak on this item.

The applicant, David Kalhoefer with Westwood Professional Services, (1100 Frisco Street, Suite 400, Frisco, TX) came forward to provide additional insight into the proposal. Mr. Kalhoefer clarified that the sidewalks would be in the right-of-way and that the screening on the eastern boundary would be ornamental metal fencing instead of a six-foot masonry wall.

Commissioner Daniel requested additional information pertaining to whether the townhomes would be for sale, have a Homeowner's Association, and the anticipated price point.

Mr. Kalhoefer confirmed that the townhomes would be for sale, a Homeowner's Association would be established, and the price point for the units would be high.

Commissioner Hamilton asked Town Staff about the maximum height of townhomes adjacent to the residential development to the north.

Mr. Hill answered that the maximum height for the units is three stories and that there was a two-story cap on buildings adjacent to detached single-family homes.

Mr. Kalhoefer expressed that his interpretation of the regulations was that this was only applicable to units that were directly adjacent to the detached single-family homes and that none of the units were impacted due to the 50-foot open space area separating the developments.

Mr. Hill stated that the interpretation of the requirement would be the decision of the Director of Development Services.

Commissioner Carson expressed his desire for the property owners in the residential subdivision to the north to be considered when interpreting the regulation.

Commissioner Harris made a motion to approve Item 3g subject to Town Staff verification of compliance with the minimum open space requirements in Planned Development-114 being met. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 7-0.


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 Planning & Zoning Commission action.

Commissioner Hamilton noted that he would not be present at the next Planning & Zoning Commission meeting.

The meeting was adjourned at 7:08 p.m.



Michelle Crowe, Senior Administrative Assistant



Josh Carson, Secretary