



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday August 1, 2023, 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, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; David Soto, Planning Manager; Dakari Hill, Senior Planner; Doug Braches, Planner; Jerron Hicks, Planner; Reynaldo Merlos, Planning Tech

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the July 18, 2023, Planning & Zoning Commission meeting.

3b. Consider and act upon a request for a Conveyance Plat for Gates of Prosper, Block E, Lots 3 and 4, on 4.2± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D22-0020)

Commissioner Harris motions to approve Consent Agenda. Seconded by Blanscet. Motion passes 6:0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request to update the Town of Prosper's Comprehensive Plan.

David Soto (*Staff*): Presented Item 4 about the updates going forward in the Comprehensive Plan.

Daniel Harrison (*Presenter*): Presents the updated Comprehensive Plan, highlighting the changes.

Vice Chair Damon Jackson questions Presenter if the High-Density change is the fuchsia color.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson that the color change is needed to recategorized the area as the threshold is not being met.

Vice Chair Damon Jackson questions if the red color is identifying commercial use.

Daniel Harrison (*Presenter*): Confirms Vice Chair Damon Jackson that the red color is identifying commercial use.

Commissioner Reeves questions the area being discussed should be categorized as a school use as there is a school present.

Daniel Harrison (*Presenter*): Answers Commissioner Reeves that the color changes is necessary to match development.

Commissioner Reeves requests to see the map in whole for review of changes.

Daniel Harrison (*Presenter*): Presents the Future Use changes being made to the Comprehensive plan. The Southeast Corner of FM 1385 and Parvin is being changed from Low Density to Medium Density and Retail/Business use to meet population growth projections.

Vice Chair Damon Jackson comments whether the change in Commercial Use is due to outside influences surrounding the area in question.

Commissioner Harris comments that the medium to High Density growth is more focused in the west than in the east of Prosper.

Daniel Harrison (*Presenter*): Responds to Vice Chair Damon Jackson and Commissioner Harris comments that the west has more undeveloped area that the east and to match the growth developed across FM 1385 Rd.

Chair Brandon Daniel questions whether keeping the Southeast Corner of FM 1385 and Parvin as low density would impact development.

David Hoover (*staff*): Responds to Chair Brandon Daniel's question that current developers are stating they will not develop in the area in question should the Future Land Use remain as Low Density.

Commissioner Harris questions that developers wanting High Density areas conflicts with Residents do not want added strain to schools and surrounding communities that come from High Density. Recommends that Southeast Corner of FM 1385 and Parvin stays as low density for benefit of Residents in the surrounding area.

David Hoover (*staff*): Answers Commissioner Harris that he wants to clarify that the previous statement he made was to explain the importance of Low Density and High Density and the status of current and future development on FM 1385 and Parvin.

Commissioner Carson questions whether there would be a decrease in demand for low density like in Frisco or Celina.

Daniel Harrison (*Presenter*): Answers Commissioner Carson that leaving the area as low density would not be a substantial change and is doable.

Rhys Wilson (*Consultant*): Clarifies that the Future Land Use is meant to be informational, Zoning Ordinances would resolve any issues between Low and High Density.

Commissioner Harris comments that the Comprehensive Plan should be used by citizens for challenges to unwanted developments.

Chair Brandon Daniel adds to Commissioner Harries that the Comprehensive Plan should be viewed as the base for both citizens and Planning Commission.

Commissioner Carson questions the change on the southwest corner of Frontier and Shawnee.

Daniel Harrison (*Presenter*): Answers Commissioner Carson question that the current development is more identifiable as Medium Density than Low Density.

Vice Chair Damon Jackson questions what the colors are representing in the area in question.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson that the light yellow is representing Low Density and the Orange is representing Medium Density. Presents the Single-Family Residential Lot Size Table

Vice Chair Damon Jackson questions if there is a table for Single-Family Residential Lot Size Table if this is approved.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson that there is no table since the future development is unknown at this time. Clarifies what the color of each category in the Future Land Use is. Presents what the changes are in each category.

Vice Chair Damon Jackson requests that the presenter goes through the Goals for the Comprehensive Plan.

Daniel Harrison (*Presenter*): Presents the changes to the Goals of the Comprehensive Plan.

Commissioners have no questions for the Goals of the Comprehensive Plan.

Daniel Harrison (*Presenter*): Presents the changes of the Objectives for the Comprehensive Plan.

Vice Chair Damon Jackson requests that the Presenter go over Objective 1.1.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson request that the discussion was to remove unnecessary or irrelevant objectives as the Town changes. Continues to go through each objective removed from the 2012 Comprehensive Plan. Presents the New Objectives for the 2023 Comprehensive Plan and the next Meeting for Town Council Public Hearing. Seeks recommendation for approval for Town Council meeting.

Chair Brandon Daniel Opened Public Hearing.

Chair Brandon Daniel Closed Public Hearing.

Chair Brandon Daniel questions when the next community meeting is for the Comprehensive Plan is.

Daniel Harrison (*Presenter*): Answers Chair Brandon Daniel that the next community meeting is the following day, August 2nd at 6:00pm in the Executive Conference Room

Chair Brandon Daniel asks for Recommendations from each Commissioner.

Commissioner Carson recommends leaving the areas of Southeast Corner of FM 1385 and Parvin and the area of the southwest corner of Frontier and Shawnee as low Density.

Commissioner Harris recommends leaving the section area of E, F and C of Southeast Corner of FM 1385 and Parvin as Medium Density instead of High Density.

Daniel Harrison (*Presenter*): Answers Commissioner Harris recommendation that this change is only to reclassify existing development, zoning is already in place for this area.

Commissioner Blanscet clarifies that the area in FM 385 and Fishtrap is part of Windsong Ranch Development.

Vice Chair Damon Jackson questions that changing Windsong Ranch from Medium Density to High Density could cause confusion with Residents and Developers.

Commissioner Reeves answers Vice Chair Damon Jackson that reclassifying the areas will help staff explain that the areas in question are High Density while the rest of Windsong Ranch is Medium Density.

Commissioner Harris questions that the change in density could allow future developers to use Windsong Ranch as an example for mixed Medium and High Density use instead of a single use.

David Hoover (*staff*): Answers Commissioner Harris that the change would help staff communicate with Future Developers explain what and why the areas are labeled as they are per zoning ordinance and Planned Development. The Windsong Ranch Developers had made amendments to the Planned Development and should reflect the changes made.

Commissioner Harris recommends leaving the areas of the Southeast Corner of FM 1385 and Parvin as low Density.

Commissioner Carson questions what the purpose of section 1 of the Southeast Corner of FM 1385 and Parvin labeled in Brown is and if there is anything that has been approved in that area.

David Soto (*staff*): Answers Commissioner Carson that Section 1 does not have anything currently approved. It is recommended to be a buffer between Mixed Use and Residential area.

Vice Chair Damon Jackson recommends that no areas that are Low and Medium Density should be recategorized as High Density for Future Land Use as well as support of remaining commissioners.

Commissioner Reeves recommends that there should be Low Density in the West side as there is more development in the West side than the East side as well as support of remaining commissioners.

Commissioner Blanscet expresses support of the Comprehensive Plan as well as support of remaining commissioners.

Chair Brandon Daniel questions if the Southeast Corner of FM 1385 and Parvin is under Denton ISD.

Daniel Harrison (*Presenter*): Answers Chair Brandon Daniel that is correct.

Commissioners expressed general support for Item 4.

Commissioner Harris Motions to approve Item 4, under the conditions to leaving the areas of Southeast Corner of FM 1385 and Parvin and the area of the southwest corner of Frontier and Shawnee as low Density. Motion seconded by Blanscet. Motion to approve item 4 with the conditions mentioned, subject to Town Staff recommendation approved 6:0.

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

David Soto (*Staff*): Presented information regarding Prosper Hill, Downtown Zoning Ordinance, SUP Frontier Park Ordinance, Pradera, and Town Council action and upcoming cases for Planning and Zoning Commission action.

9. Adjourn.

Motioned by Commissioner Carson, seconded by Commissioner Reeves to adjourn. Motion approved 6:0 at 7:58 p.m.



Reynaldo Merlos, Planning Tech



Michael Pettis, Secretary