



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday October 17, 2023, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Vice-Chair Damon Jackson, Cameron Reeves, Sekou Harris, Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. Rules of Order

Dakari Hill (staff): Presents the Commission with the option to cancel the November 21st Planning and Zoning Commission meeting.

Commissioner Harris questions how many cases are going to the November 7th meeting. Opposes canceling the meeting.

Dakari Hill (staff): Answers Commissioner Harris question that staff is unsure about how many cases. There are a few zoning cases that need to go to Town Council prior to the end of the year. Comments that Commissioners can postpone vote to cancel.

Commissioners consent to postpone vote to cancel meeting.

4. CONSENT AGENDA

- 4a. Consider and act upon the minutes from the October 03, 2023, Planning & Zoning Commission meeting.**
- 4b. Consider and act upon a request for a Revised Conveyance Plat for MSW Prosper 380 Addition, Block A, Lots 1, 2, and 3, on 34.2± acres, located on the southeast corner of Prairie Drive and Mahard Parkway. The property is zoned Planned Development-47 (PD-47) Prosper 110 and Specific Use Permit-11 (S-11) Texas Health Resources Helistop. (D21-0101)**
- 4c. Consider and act upon a Final Plat of Teel 380 Addition, Block A, Lot 1A on 1.6± acres, located on the northwest corner of Teel Parkway and University Drive. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0146)**

- 4d. Consider and act upon a Site Plan for a Restaurant, on 1.6± acres, located on the northwest corner of Teel Parkway and University Drive. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0148)
- 4e. Consider and act upon a request for a Preliminary Plat for Park Place Phase 2, with 170 single family lots and two open space lots on 70.4± acres, located on the southeast corner of Prosper Road and Teel Parkway. The property is zoned Planned Development-123 (PD-123) Prosper Hills. (DEVAPP-23-0158)

Commissioner Blanscet requests that Item 4e be pulled for discussion. Motion by Commissioner Reeves to approve items 4a to 4d and pull 4e for consideration. Second by Commissioner Harris. Motion carried 4:0.

Dakari Hill (*staff*): Presents Item 4e.

Commissioner Blanscet questions what is different from what was turned down last time.

Dakari Hill (*staff*): Answers Commissioner Blanscet question that the senior living was removed, and the plat is now all single family.

Commissioner Blanscet questions how does this plat that is being presented differs from what was previously reviewed.

Clint Richardson (*applicant*): Answers Commissioner Blanscet's question that they worked with staff to present the changes to green space, accessibility and uses for the open spaces to Town Council who approved the PD with this concept plan.

Commissioner Reeves questions about the discussion of a park north of Prosper Trail.

Clint Richardson (*applicant*): Answers Commissioner Reeves that the potential park will be more to the northeast of Park Place and will be working with the Town of Prosper to create the community park.

Commissioner Blanscet questions the number of lots in the final plat. There was a difference in the number of lots shown in the staff report and agenda item caption of 166 versus 170.

Dakari Hill (*staff*): Answers Commissioner Blanscet question that the motion will need to state the correct number of [single family] lots which is 166.

Commissioner Blanscet motions to approve items 5e with the condition to state 166 lots in the final plat, and subject to Town staff recommendations. Second by Commissioner Reeves. Motion passes 3:1.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

5. Conduct a Public Hearing and consider and act upon a request for an extension of a Specific Use Permit for a Concrete Batching Plan on 5.0± acres, located south of West First Street and west of South Dallas Parkway. (S20-0002)

Dakari Hill (*staff*): Presents Item 5 on the purpose of the SUP extension.

Commissioner Blanscet questions how many extensions have been given and what the reason is for this extension.

Dakari Hill (*staff*): Answers Commissioner Blanscet questions that there have been multiple extensions given and this will be the last extension. But the purpose for the extension is to not start the amortization clock.

Commissioner Blanscet comments that there needs to be clarification that the SUP extensions cannot go on forever. This property will not be consistent with the surrounding properties.

Commissioner Harris questions since the time that the applicant has had to build, there has been changes to the state law/ordinance.

Dakari Hill (*staff*): Answers Commissioner Harris question that if they let the SUP expire, the amortization process would begin. Town Staff wants to allow the property owner time to remove the use and allow the property owner ample time to recuperate the value of the property.

Vice Chair Damon Jackson opened the Public Hearing.

Vice Chair Damon Jackson closed the Public Hearing.

Commissioner Harris motions to approve Agenda Item 5, subject to Town Staff recommendation. Motion seconded by Commissioner Blanscet to approve Agenda Item 5. Approved 4:0.

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

Dakari Hill (*Staff*): Presented information regarding Pradera Development Agreement, McDonalds SUP, 209 E Fifth St Re-zoning, Ordinance Amendments, Wireless Tower SUP, and 105 S Coleman St Planned Development.

Commissioner Blanscet comments that his expectation was to have a work session before every P&Z meeting.

David Hoover (*Staff*): Answers Commissioner Blanscet that the work sessions are more for specific items such as planned developments, zoning, or more tedious items. However, Town staff is happy to have the work sessions before every meeting.

8. Adjourn.

Motioned to Adjourn by Commissioner Hamilton, seconded by Commissioner Blanscet. Motion approved 5:0 at 7:05 p.m.



Reynaldo Merlos, Planning Technician



Cameron Reeves, Secretary