



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 15, 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, Matthew Furay, and Glen Blanscet.

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. Election of Officers

Commissioner Daniel postponed this item to the November 5, 2024, Planning & Zoning Commission meeting due to the absence of Commissioner Harris.

CONSENT AGENDA

- 4a. Consider and act upon the minutes from the October 1, 2024, Planning & Zoning Commission work session.**
- 4b. Consider and act upon the minutes from the October 1, 2024, Planning & Zoning Commission regular meeting.**
- 4c. Consider and act upon a request for a Site Plan for a Hotel on Prosper Center, Block D, Lot 6, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. (DEVAPP-24-0045)**
- 4d. Consider and act upon a request for a Final Plat of Prosper Center, Block D, Lot 6, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. (DEVAPP-24-0047)**
- 4e. Consider and act upon a request for a Site Plan for a Medical Office and Retail Building on Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0079)**
- 4f. Consider and act upon a request for a Final Plat of Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0080)**

4g. Consider and act upon a request for a Site Plan for a Fire Station on Fire Station No. 4 Addition, Block A, Lot 1, on 2.7± acres, located on the south side of Prosper Trail and 1,200± feet east of Escalante Trail. (DEVAPP-24-0116)

Commissioner Hamilton made a request to pull Item 4g from the Consent Agenda for further review.

Commissioner Hamilton made a motion to approve Items 4a, 4b, 4c, 4d, 4e and 4f. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0.

For Item 4g, Mr. Hill clarified the details of this project's history. Site Plan D22-0101 was approved by the Planning & Zoning Commission on December 6, 2002. This site plan expired after 18 months, hence requiring reapproved.

Commissioner Hamilton inquired about changes between the expired site plan and the proposed site plan, as well as the impact to trees on the site.

Mr. Hill responded that, to his knowledge, the trees represented on the site plan would not be removed. He indicated that the engineer for the project was present to answer any questions. The changes from the previous site plan to the current site plan include the screening of a generator in the rear of the property.

Commissioner Hamilton made a motion to approve Item 4g. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

5. Conduct a Public Hearing and consider and act upon a request to rezone 20.1± acres on Collin County School Land Survey 12, Abstract 147, Tracts 8 & 10 from Agricultural and Commercial Corridor to Planned Development-Commercial Corridor, located on the northwest corner of Dallas Parkway and First Street. (ZONE-24-0007)

Mr. Hill explained that the applicant would like Item 5 to be tabled to allow additional time to finalize their plans. Town Staff recommended opening the public hearing, tabling the item and continuing the public hearing to the November 5, 2024, meeting.

Chair Daniel opened the public hearing.

No comments were made.

Commissioner Daniel entertained a motion to table Item 5 and continue the public hearing to the November 5, 2024, meeting.

Commissioner Blanscet made a motion to table Item 5 and leave the public hearing open to the November 5, 2024, meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0.

6. **Conduct a Public Hearing and consider and act upon a request to rezone 120.5± acres on Collin County School Land Survey 12, Abstract 147, Tract 45 from Planned Development-44 to Planned Development-Single Family & Retail, located on the southeast corner of Legacy Drive and Frontier Parkway. (ZONE-24-0013)**

Mr. Hill explained that Town Staff would like Item 6 to be tabled due to an error in the placement of the zoning signs. To avoid any violations, it is recommended that this item be tabled and the public hearing be continued to the November 5, 2024, meeting.

Chair Daniel opened the public hearing.

No comments were made.

Commissioner Daniel entertained a motion to table Item 6 and continue the public hearing to the November 5, 2024, meeting.

Commissioner Blanscet made a motion to table Item 6 and leave the public hearing open until the November 5, 2024, meeting. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

7. **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 past Town Council actions and upcoming cases for Planning & Zoning Commission consideration. Commissioners and Staff discussed procedures for the work sessions.

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

Adjourn.

The meeting was adjourned at 6:14 p.m.


Michelle Crowe, Senior Administrative Assistant
Josh Carson, Secretary