



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 3, 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, Sekou Harris, John Hamilton, 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 Trey Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the August 20, 2024, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the August 20, 2024, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0040)
- 3d. Consider and act upon a request for a Final Plat of Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0041)
- 3e. Consider and act upon a request for a Preliminary Plat of Legacy Gardens, Phases 3-4, on 136.1± acres, located on the south side of Frontier Parkway and 1,100± feet west of Dallas Parkway. (DEVAPP-24-0060)
- 3f. Consider and act upon a request for a Preliminary Site Plan for a Bank and Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3-4, on 3.0± acres, located on the west side of Preston Road and 470± feet south of First Street. (DEVAPP-24-0082)
- 3g. Consider and act upon a request for a Final Plat of Park Place, Phase 2, on 68.8± acres, located on the southeast corner of Teel Parkway and Prosper Trail. (DEVAPP-24-0092)

3h. Consider and act upon a request for a Site Plan for a Parking Lot Expansion on Victory at Frontier, Block A, Lot 3, on 1.2± acres, located on the west side of Preston Road and 250± feet south of Frontier Parkway. (DEVAPP-24-0095)

Commissioner Blanscet made a request to pull Items 3e, 3f, and 3h from the Consent Agenda for further review.

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c, 3d, and 3g. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 6-0.

For Item 3e, Commissioner Blanscet asked a question regarding the number of lots allowed in the Planned Development for Phases 3 and 4 versus the total number of lots for all four phases.

Mr. Hill clarified that there is not a total lot requirement for all four phases of the subdivision. Phases 3 and 4 are in a separate Planned Development.

Commissioner Blanscet expressed concerns regarding the number of entrances to Phases 3 and 4, with there being only one access point to Frontier Parkway and access to Shawnee Trail through Phases 1 and 2.

Mr. Hill responded that Fire has approved the number of access points to the development. This was followed by further discussion amongst the Commissioners. Commissioner Jackson mentioned that a concern regarding the number of entrances and exits had been discussed with the consideration of Phases 1 and 2.

Commissioner Harris made a motion to approve Item 3e. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 4-2 with Commissioners Blanscet and Jackson in opposition.

For Item 3f, Commissioner Blanscet asked about the parking to the north of the property, adjacent to the car wash facility, and if there would be a separation or divider to distinguish between parking for the proposed facility and the car wash.

Mr. Hicks informed the Commission that there is drive aisle separating the two businesses with no other separation being proposed. Commissioner Blanscet indicated that the car wash could use signs to distinguish its parking from the neighboring business.

Commissioner Hamilton made a motion to approve Item 3f. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0.

Mr. Hill presented Item 3h. Commissioner Blanscet requested more information regarding the aesthetics of the parking area as it is located at an entry point to the Town and whether there are restrictions that would prevent overnight parking for tractor trailers. Chair Daniel expressed concerns about the current congestion at the 7-11 site and that additional parking is needed.

Mr. Hill described the proposed landscaping and shaded picnic area. Mr. Hoover further explained the background of this case and reasons for the parking expansion, the need to accommodate larger vehicles, and how 7-11 has worked with Staff to provide the seating area and associated landscaping. Mr. Hoover explained that overnight parking is not an allowed, and if it were to become an issue the Town of Prosper would work with 7-11 to resolve it. This parking expansion is an attempt to alleviate the current traffic and congestion issues on the site.

Commissioner Hamilton made a motion to approve Item 3h. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

Mr. Robert Goldman, 125 Springbrook Drive, relayed his past and current experiences and concerns regarding the construction and activity occurring at the northeast corner of Coit Road and First Street.

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.

The Commissioners confirmed they would attend a joint work session on September 17, 2024.

Adjourn.

The meeting was adjourned at 6:47 p.m.



Manuel Ramon, Planning Technician



Josh Carson, Secretary