



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 1, 2022, 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 Sarah Peterson, Secretary Mike Pettis, Doug Charles, Sekou Harris (arrived at 6:04 p.m.), Damon Jackson, and Chris Kern.

Staff present: Alex Glushko, Planning Manager; David Soto, Senior Planner; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the February 15, 2022, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Preliminary Plat for Dominion at Brookhollow, for 154 townhome lots, and seven (7) HOA/open space lots, on 27.7± acres, located on the west side of Lakewood Drive, north of US 380. The property is zoned Planned Development-111 (PD-111). (D22-0003).

3c. Consider and act upon a Site Plan for a multitenant retail/medical office building (Preston Commons), on 1.6± acres, located on the northwest corner of Preston Road and Broadway Street. The property is zoned Retail (R). (D22-0007).

3d. Consider and act upon a Final Plat for Preston Commons, Block A, Lot 1, on 1.6± acres, located on the northwest corner of Preston Road and Broadway Street. The property is zoned Retail (R). (D22-0008).

3e. Consider and act upon a Site Plan for a Golf Bay at Prosper High School, on 103.0± acres, located on the southwest corner of Frontier Parkway and Victory Way. The property is zoned Planned Development-22 (PD-22). (D22-0012).

Commissioner Kern requested Items 3c. and 3d. be pulled from the Consent Agenda.

Motion by Peterson, second by Charles, to approve Items 3a., 3b., and 3e., subject to staff recommendations. Motion approved 6-0.

Soto: Provided details regarding the Items 3c. and 3d.

Motion by Kern, second by Pettis, to approve the Consent Agenda Items 3c. and 3d., subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

4. **Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for a restaurant with drive-through service (Salad and Go), in the Shops at Prosper Trail development, on 1.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68) and Specific Use Permit-39 (S-39). (D22-0011).**

Soto: Summarized the request, presented exhibits, and recommended approval.

Motion by Peterson, second by Charles, to approve the Item 4, subject to staff recommendations.
Motion approved 7-0.

5. **Consider and act upon a Preliminary Site Plan for an office development (CHC Prosper Trail), including Solid Living Screening, on 4.0± acres, located on the north side of Prosper Trail, west of Shawnee Trail. The property is zoned Office (O). (D21-0136).**

Soto: Summarized the request, presented exhibits, and recommended approval.

Matt Moore (Applicant): Provided information regarding the proposed development and solid living screening.

Motion by Peterson, second by Kern, to approve the Item 5, subject to staff recommendations.
Motion approved 7-0.

6. **Consider and act upon a Site Plan for a restaurant (Prosper Wine House), on 0.2± acres, located on the south side of Broadway Street, west of Main Street. The property is zoned Downtown Retail (DTR). (D22-0009).**

Glushko: Summarized the request, presented exhibits, and recommended approval.

Michael Lopez (Applicant): Provided information regarding the proposed development and building design.

Motion by Pettis, second by Jackson, to approve the Item 6, subject to staff recommendations.
Motion approved 7-0.

7. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service, in Victory at Frontier, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (S22-0001).**

Soto: Summarized the request, presented exhibits, and recommended approval.

Bobby Mendoza (Applicant): Provided information regarding the proposed request.

Commissioners expressed concern regarding traffic flow and the segmented development of the project overall.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Kern, second by Charles, to deny Item 7. Motion failed 3-4. Commissioners Harris, Peterson, Pettis, and Jackson voted in opposition.

Motion by Harris, second by Peterson to approve Item 7. Motion failed 2-4. Commissioners Charles, Kern, Pettis, and Daniel voted in opposition.

Motion by Pettis, second by Daniel, to table Item 7 and continue the Public Hearing to the April 5, 2022 Planning & Zoning Commission meeting, requesting the proposed building be relocated within the development. Motion approved 5-2. Commissioners Peterson and Harris voted in opposition.

- 8. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards. (Z22-0001).**

Glushko: Summarized the request, presented exhibits, and recommended approval.

Ronald Smith (Mays and Associates): Provided information regarding the proposed request.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Pettis, second by Jackson, to approve Item 8, subject to staff recommendations. Motion approved 7-0.

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

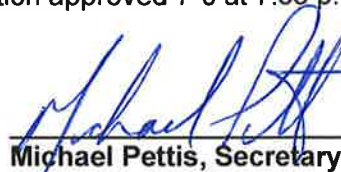
Glushko: Provided a summary of recent action taken by Town Council.

- 10. Adjourn.**

Motion by Pettis, second by Harris, to adjourn. Motion approved 7-0 at 7:33 p.m.



Evelyn Mendez, Planning Technician



Michael Pettis, Secretary