



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, April 19, 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, Secretary Mike Pettis, Sekou Harris, and Chris Kern.

Commissioners absent: Vice-Chair Sarah Peterson, Damon Jackson, and Doug Charles.

Staff present: Khara Dodds, Director of Development Services; David Soto, Senior Planning Manager; and Evelyn Mendez, Planning Technician.

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the March 15, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Plat Wandering Creek, for 150 single family residential lots and eight (8) HOA/Open space lots, on 74.6± acres, located on the south side First Street, between Coit Road and Custer Road. The property is zoned Planned Development-90 (PD-90). (D21-0127).**
- 3c. Consider and act upon a Final Plat for Brookhollow West, for 149 single family residential lots, and four (4) HOA/open space lots, on 43.2± acres, located on the northwest corner of Richland Boulevard and Lakewood Drive. The property is zoned Planned Development-111 (PD-111). (D22-0024).**
- 3d. Consider and act upon a Final Plat for Legacy Gardens, Phase 2, for 100 single family residential lots and seven (7) HOA/open space lots, on 45.6± acres, located north of Prosper Trail, west of Dallas Parkway. The property is zoned Planned Development-36 (PD-36). (D22-0027).**
- 3e. Consider and act upon a Final Plat for Star Trail, Phase 13, for 43 single family residential lots and two (2) HOA/Open space lots, on 18.0± acres, located west of Legacy Drive, north of Fishtrap Road. The property is zoned Planned Development-66 (PD-66). (D21-0121).**

Motion by Pettis, second by Harris, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

## REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service on 1.2± acres, located on the north side of US 380, west of Custer Road. The property is zoned Commercial (C). (S22-0002). [REQUEST TO BE TABLED]**

*Soto:* Indicated the applicant has requested that the item be tabled, and the Public Hearing continued to the May 3, 2022, Planning & Zoning Commission meeting.

Motion by Harris, second by Pettis, to table Item 4, and continue the Public Hearing to the May 3, 2022, Planning & Zoning Commission meeting. Motion approved 4-0.

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit, on 0.7± acre, for a Wireless Communication and Support Structure, to allow for additional antennas on an existing tower, located in the Bradford Farms subdivision, located east of Hays Road, north of First Street. (S22-0003).**

*Dodds:* Summarized the request, presented exhibits, and recommended approval.

Chair Daniel Opened the Public Hearing.

*Doug Henderson (Applicant):* Provided an overview of the proposed wireless antenna.

*Ron Corley (Dish Wireless LLC):* Provided additional information regarding operations and service.

There being no additional speakers, the Public Hearing was closed.

Motion by Kern, second by Pettis, to approve the Item 5, subject to staff recommendations. Motion approved 4-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 110.9± acres from Agriculture (A) and Planned Development-71 (PD-71) to Planned Development-Mixed Use (PD-MU), located on the south side of First Street, west of Dallas Parkway, in order to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses. (Z22-0003).**

*Dodds:* Summarized the request, presented exhibits, and recommended denial.

Chair Daniel opened the Public Hearing.

*Matt Moore (Applicant):* Provided information regarding the proposed zoning request.

*Stacy Standridge (Standridge Co.):* Provided additional information regarding the development concept and vision.

*Doug Mousel (Land Plan Development):* Spoke in support of the request.

Commissioner Harris spoke in opposition to the request.

Commissioners Kern, Pettis and Daniel generally expressed support for the request.

*Matt Moore (Applicant):* Requested Agenda Item 6 be tabled to the May 3, 2022 Planning & Zoning Commission meeting.

Motion by Pettis, second by Harris, to table Item 6, and continue the Public Hearing to the May 3, 2022, Planning & Zoning Commission meeting. Motion approved 4-0.

7. **Conduct a Public Hearing, and consider and act upon a request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on 277.6± acres, to amend the single-family residential regulations, located on the north side of US 380, west of Custer Road. (Z22-0005).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

*Doug Mousel (Applicant):* Provided a presentation regarding the proposed development.

*Jim Williams (Land Plan Development):* Provided information regarding the proposed zoning request.

There being no additional speakers, the Public Hearing was closed.

Commissioners spoke in support of the request.

Motion by Kern, second by Pettis, to approve the Item 7, as presented by the applicant. Motion approved 4-0.

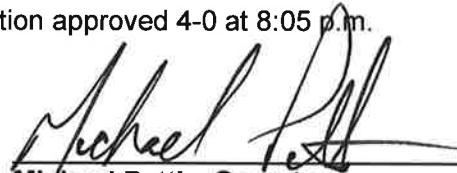
8. **Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

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

9. **Adjourn.**

Motion by Harris, second by Pettis, to adjourn. Motion approved 4-0 at 8:05 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Michael Pettis, Secretary