



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 18, 2021, 6:00 p.m.

*Governor Greg Abbott granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. This meeting was held via telephone conference call and videoconference.*

**1. Call to Order/ Roll Call**

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

Commissioners present: Vice-Chair Brandon Daniel, Secretary Chris Long, Doug Charles, Sekou Harris, Chris Kern, Sarah Peterson, and Michael Pettis (arrived at 6:04 p.m.)

Staff present: Khara Dodds, Director of Development Services; Alex Glushko, Planning Manager; David Soto, Senior Planner (via teleconference); and Evelyn Mendez, Planning Technician.

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

**3. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice-Chair, and Secretary.**

Motion by Peterson, second by Long, to appoint Brandon Daniel as Chair. Motion approved 5-0. Vice-Chair Daniel abstained from the vote.

Commissioner Pettis arrived at 6:04 p.m.

Motion by Charles, second by Peterson, to appoint Chris Kern as Vice-Chair. Motion failed due to lack of a majority vote.

Motion by Long, second by Charles, to appoint Sarah Peterson as Vice-Chair. Motion approved 4-0. Commissioners Harris, Kern, and Peterson abstained from the vote.

**4. CONSENT AGENDA**

**4a. Consider and act upon minutes from the April 20, 2021, Planning & Zoning Commission Regular meeting.**

**4b. Consider and act upon a Preliminary Plat for Lakewood, Phases 2-7, for 359 single family residential lots and ten (10) HOA/open space lots, on 121.4± acres, located east of Coit Road, on the south side of First Street. The property is zoned Planned Development-87 (PD-87). (D20-0057).**

**4c. Consider and act upon a Final Plat for Lakewood, Phase 4, for 17 single family residential lots, and four (4) HOA/open space lots, on 12.8± acres, located east of**

Coit Road, on the south side of First Street. The property is zoned Planned Development-87 (PD-87). (D20-0058).

- 4d. Consider and act upon a Preliminary Site Plan for a multifamily development in Brookhollow, on 25.2± acres, located on the north side of US 380, west of Custer Road. The property is zoned Planned Development-86 (PD-86). (D21-0008).
- 4e. Consider and act upon a Conveyance Plat for Brookhollow Apartments, Block A, Lots 1-3, on 25.2± acres, located on the north side of US 380, west of Custer Road. The property is zoned Planned Development-86 (PD-86). (D21-0009).
- 4f. Consider and act upon a Site Plan for Non-Commercial Emergency Services Antennas on a Town Elevated Storage Tank, on 1.9± acres, located on the north side of Fishtrap Road, east of Teel Parkway. The property is zoned Agricultural (A). (D21-0045).

Motion by Peterson, second by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

#### REGULAR AGENDA

- 5. Conduct a Public Hearing and consider and act upon a request to rezone 5.3± acres from Downtown Commercial (DTC) to Planned Development-Multifamily (PD-MF), to facilitate a townhome-style multifamily development, located on the east and west sides of future McKinley Street, north of Fifth Street. (Z21-0006).

*Glushko*: Summarized the request, presented exhibits, and recommended approval subject to conditions outlined in the staff report.

Chair Daniel opened the Public Hearing.

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

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motion by Pettis, second by Charles, to approve Item 5, as submitted by the applicant. Motion approved 6-1. Vice-Chair Peterson voted in opposition to the request.

- 6. 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.

- 7. Adjourn.

Motion by Long, second by Harris, to adjourn. Motion approved 7-0 at 6:22 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Chris Long, Secretary