



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 3, 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, Sekou Harris, Damon Jackson, and Chris Kern.

Commissioners absent: Doug Charles.

Staff present: Khara Dodds, Director of Development Services; David Soto, 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 Final Plat for Star Trail, Phase 13, for 127 single family residential lots and five (5) HOA/Open space lots, on 40.0± acres, located on the south side of Berylline Lane, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D22-0035).**

Motion by Peterson, second by Jackson, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

**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 that the item be tabled indefinitely.

Motion by Peterson, second by Pettis, to table Item 4 indefinitely. Motion approved 6-0.

**5. 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). [REQUEST TO BE TABLED]**

*Soto:* Indicated the applicant has requested that the item be tabled, and the Public Hearing continued to the May 17, 2022, Planning & Zoning Commission meeting.

Motion by Jackson, second by Pettis, to table Item 5, and continue the Public Hearing to the May 17, 2022, Planning & Zoning Commission meeting. Motion approved 6-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-36, and a portion of Planned Development-63, to Planned Development (PD) for Legacy Gardens, on 121.4± acres, in order to modify the residential development standards, including but not limited to reducing permitted lot sizes. (Z20-0019).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

Michael Hanson (*Applicant*): Provided information regarding the proposed zoning request.

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

Commissioners inquired on topics such as minimum lot sizes, minimum dwellings sizes, and how they compare to standards already existing in the Town.

Commissioners generally spoke in support of the request.

Motion by Peterson, second by Pettis, to approve Item 6, in order to modify the residential development standards, including but not limited to reducing permitted lot sizes, subject to the following stipulations:

- Limiting 8F Type Lots to a maximum of 75, 9F Type Lots to a maximum of 57, 10F Type Lots to a maximum of 148, and
- Increasing the minimum dwelling size to 1,800 square feet for all proposed lot types.

Motion approved 6-0.

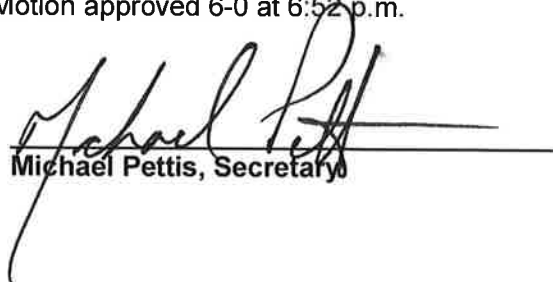
- 7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

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

- 8. Adjourn.**

Motion by Jackson, second by Harris, to adjourn. Motion approved 6-0 at 6:52 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Michael Pettis, Secretary