



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 21, 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, Damon Jackson, and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Pamela Clark, Business System Specialist; and Doug Braches, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the April 5, 2022, Planning & Zoning Commission Regular meeting.
- 3b. Consider and act upon minutes from the April 19, 2022, Planning & Zoning Commission Regular meeting.
- 3c. Consider and act upon minutes from the June 7, 2022, Planning & Zoning Commission Regular meeting.
- 3d. Consider and act upon a Final Plat for Windsong Ranch Office Addition, Block A, Lot 1, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0045).
- 3e. Consider and act upon a Replat for Prosper Business Park, Block A, Lot 8R, on 8.9± acres, located on the east side of Technology Lane, south of Industry Way. The property is zoned Planned Development-26 (PD-26). (D22-0048).
- 3f. Consider and act upon a Site Plan, for an amenity center, in the Ladera development, on 0.8± acres, located on south of First Street and west of Custer Road. The property is zoned Planned Development-107 (PD-107). (D22-0051)

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

REGULAR AGENDA

- 4. Consider and act upon a request for a Site Plan including Solid Living Screening, for Denton ISD Middle School, No. 9, on 49.9± acres, generally located east of FM 1385, north of Fishtrap Road. The property is zoned Agricultural (A). (D20-0102).

Clark: Summarized the request and presented exhibits.

Motion by Peterson, second by Jackson to approve item 4, subject to staff recommendations. Motion approved 7-0.

5. **Consider and act upon a Site Plan, for a veterinary office, in the Windsong Ranch development, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0044).**

Clark: Summarized the request and presented exhibits.

Motion by Van Wolfe, second by Peterson, to approve item 5, subject to staff recommendations. Motion approved 7-0.

6. **Consider and act upon a Site Plan including Solid Living Screening, for a restaurant, on 0.6± acres, located on the southeast corner of Coleman Street and Broadway Street. The property is zoned Commercial. (D22-0046).**

Soto: Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

Matt Moore (Applicant): Provided information regarding the proposed request and hours of operation. Discussed future rezoning request and existing parking requirements.

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

Commissioners generally expressed concern with the proposal about the aspect of temporary parking spots.

Motion by Charles, second by Pettis, to approve item 6, subject to removal of temporary parking requirements. Motion approved 7-0.

7. **Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance, Chapter 3, Section 1.3 Schedule of Uses, Chapter 3, Section 1.4 Conditional Development Standards, and Chapter 3, Section 2.2 Definitions, to include "Food Pantry", in the Agricultural, "A," zoning district. (MD22-0005).**

Soto: Summarized the request and presented exhibits.

Chair Daniel opened the public Hearing.

Maria Millen (Neighbors Nourishing Neighbors): Provided information regarding Food Pantry operations.

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

Commissioners generally expressed concern regarding condition standards e, f and g.

Motion by Van Wolfe, second by Charles, to approve Item 7, subject to:

1. Revise condition e) to state: "No food shall be stored on the exterior of the facility."

2. Removal of conditions f) and g)
Motion approved 7-0.

8. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, on 1.2± acres, in the Victory at Frontier development. The property is zoned Planned Development-10 & Specific Use Permit 38 (PD-10 & S-38). (S22-0006).**

Soto: Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

Patrick Filson (Applicant): Discussed proposed development and changes made to site.

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

Commissioner Charles expressed concern regarding constant changes to the proposed development.

Motion by Charles, second by Harris, to approve Item 8, subject to staff recommendation and a development agreement. Motion approved 7-0.

9. **Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002) (REQUEST TO TABLE)**

Motion by Peterson, second by Jackson, to table Item 9 and continue the Public Hearing until July 5, 2022 meeting. Motion approved 7-0.

10. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-93 (PD-93), on 0.8 ± acres, located on the on the south side of East Broadway Street, west of North Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006) (REQUEST TO TABLE)**

Motion by Jackson, second by Van Wolfe, to table Item 10 and continue the Public Hearing until July 5, 2022 meeting. Motion approved 7-0.

11. **Conduct a Public Hearing, and consider and act upon a request to rezone 42.3± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004).**

Soto: Summarized the request and presented exhibits.

Commissioner Charles expressed concern regarding the reason for staff recommending denial of Item 11.

Chair Daniel opened the Public Hearing.

John Kendal (Applicant): Presented information regarding the proposed planned development request.

Elana Severa (Applicant Representative): Presented information regarding the proposed planned development request.

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

Motion by Charles, second by Pettis to approve Item 11, subject to staff recommendations and a development agreement. Motion approved 5-2. Commissioners Jackson and Van Wolfe voted in opposition to the request.

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

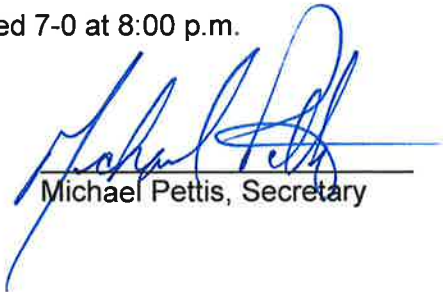
Soto: Provided a summary of recent action taken by Town Council.

13. Adjourn.

Motion by Pettis, second by Charles, to adjourn. Motion approved 7-0 at 8:00 p.m.



Doug Braches, Planning Technician



Michael Pettis, Secretary