



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 16, 2022, 6:00 p.m.

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

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

Commissioners Present: Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Paul Rodriguez, Senior Planner; Doug Braches, Planning Technician

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the July 19, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a House of Worship, on 11.8± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0059).**
- 3c. Consider and act upon a Conveyance Plat for Teel 380 Addition, Block A, Lots 1-8, on 21.9± acres, located on the northwest corner of US 380 and Teel Parkway. The property is zoned Planned Development-40 (PD-40) (D22-0070).**
- 3d. Consider and act upon a Site Plan for an existing Temporary Building at First Baptist Prosper, on 8.5± acres, located on the east side of Church Street, south of First Street. The property is zoned Single Family-15 (SF-15). (D19-0031).**
- 3e. Consider and act upon a Site Plan for three (3) Temporary Buildings at Bryant Elementary School, on 10.0± acres, located on the north side of Freeman Way, west of Teel Parkway. This property is zoned Planned Development-40 (PD-40). (D20-0034).**

Motioned by Harris, Seconded by Van Wolfe, 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 (SUP) for a Private Street Development, on 16.4± acres, located on the south side of First Street, east of Coit Road (S22-0008).**

Soto: Summarized the request and presented exhibits.

Vice-Chair Peterson opened the Public Hearing.

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

There being no additional speakers, Vice-Chair Peterson closed the Public Hearing

Motion by Charles, seconded by Van Wolfe, to approve Item 4, subject to staff recommendations.  
Motion approved 4-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 7.9± acres from Office (O) to Planned Development-Office (PD-O), generally to modify the development standards to facilitate an office/retail development, including drive-through coffee shop as a permitted use, located on the northwest corner of Preston Road and Coleman Road. (Z21-0013).**

*Soto:* Summarized the request and presented exhibits.

Vice-Chair Peterson opened the Public Hearing.

*Patrick Filson (Applicant):* Provided information regarding the proposed request.

There being no additional speakers, Vice-Chair Peterson closed the Public Hearing.

Commissioners generally expressed concerns regarding hotel location.

Motion by Charles, seconded by Harris, to approve Item 5, subject to staff recommendations.  
Motion approved 4-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 11.3± acres of Commercial (C) to Planned Development-Commercial (PD-C) to allow uses such as luxury office/warehouse, automobile storage, and recreational vehicle parking, located on the west side of Coleman Street, south of Prosper Trail. (Z22-0008).**

*Soto:* Summarized the request and presented exhibits.

Vice-Chair Peterson opened the Public Hearing.

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

There being no additional speakers, Vice-Chair Peterson closed the Public Hearing.

Commissioners generally expressed concerns regarding developments interaction with the middle school, evolution of uses into causing potential disturbances, auction allowance standards and disallowing retail sales.

Chair Daniel arrived at the meeting at 6:30pm.

Vice-Chair Peterson departed the meeting at 6:40pm.

Motion by Van Wolfe, seconded by Charles, to approve Item 6, subject to staff recommendations.

Motion approved 4-0, voted on by Chair Daniel, Charles, Harris and Van Wolfe.

7. **Conduct a Public Hearing, and consider and act upon a request to rezone 5.6± acres from PD-21 and Single Family-15 (SF-15) to a new Planned Development-Office/Retail (PD-O/R) for office and retail uses, located on the west side of Preston Road north of Broadway Street. (Z22-0014).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

*David Bond (Applicant):* Provided information regarding the proposed request.

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

Commissioners expressed general support for the request.

Motion by Van Wolfe, seconded by Harris to approve Item 7.  
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.**

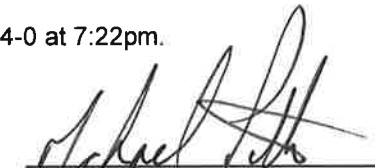
*Soto:* Presented drive through work session information.

Commissioners expressed concerns regarding drive through escape lanes, timeline on zone ordinance kickoff, renaming of Fishtrap Road to 1<sup>st</sup> Street and P&Z comments making it to Town Council.

9. **Adjourn.**

Motion by Harris, seconded by Van Wolfe to adjourn. Motion approved 4-0 at 7:22pm.

  
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Doug Braches, Planning Technician

  
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Michael Pettis, Secretary