



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, November 2, 2021, 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 Michael Pettis, Sekou Harris, Chris Kern, Doug Charles, and Damon Jackson.

Staff present: Alex Glushko, Planning Manager; David Soto, Senior Planner; and Evelyn Mendez, Planning Technician.

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the October 5, 2021, Planning & Zoning Commission Regular meeting.
- 3b. Consider and act upon a Site Plan for a multifamily development, on 8.9± acres, located on the northeast and northwest corners of Fifth Street and McKinley Street. The property is zoned Planned Development-106 (PD-106). (D21-0052).
- 3c. Consider and act upon a Preliminary Plat for Brookhollow West, for 149 single family residential lots and six (6) HOA/Open space lots, on 43.2± acres, located on the west side of Lakewood Drive, north of US 380. The property is zoned Planned Development-111 (PD-111). (D21-0105).
- 3d. Consider and act upon a Revised Conveyance Plat for Gates of Prosper, Phase 3, Block C, Lots 2 & 3, on 11.2± acres, located on the north side of US 380, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D21-0108).
- 3e. Consider and act upon a Final Plat for Gates of Prosper, Multi-Family, Phase 1, Block D, Lot 1, on 16.9± acres, located on the southwest corner of Lovers Lane and Coleman Street. The property is zoned Planned Development-67 (PD-67). (D21-0109).
- 3f. Consider and act upon a Revised Conveyance Plat for Gates of Prosper Multifamily, Phase 1, Block D, Lot 1, on 27.7± acres, located on the on the southwest corner of Lovers Lane and Coleman Street. The property is zoned Planned Development-67 (PD-67). (D21-0110).

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

## REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 9.1± acres from Office (O) to Planned Development-Office (PD-O), to allow for a Veterinarian Clinic and/or Kennel, Indoor as a permitted use, located on the north side of Fishtrap Road, west of Legacy Drive. (Z21-0011).**

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

*Matt Moore (Applicant):* Provided information regarding the proposed request, noting no outdoor activities would be associated with the use.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Charles, second by Jackson, to approve Item 4. Motion approved 7-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 4.0± acres from Office (O) to Planned Development-Office (PD-O) to allow for a Veterinarian Clinic and/or Kennel, Indoor as a permitted use, located on the north side of Prosper Trail, west of Shawnee Trail. (Z21-0012).**

*Glushko:* Indicated the applicant has requested that the items be tabled, and the Public Hearing continued to the November 16, 2021, Planning & Zoning Commission meeting.

Motion by Charles, second by Pettis, to table Item 5, and continue the Public Hearing to the November 16, 2021, Planning & Zoning Commission meeting. Motion approved 7-0.

- 6. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for Incidental Outside Merchandise Display at an existing Convenience Store with Gas Pumps (7-Eleven), on 1.4± acres, in the Victory at Frontier development, located on the southwest corner of Preston Road and Frontier Parkway. (S21-0003).**

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

*Matt Moore (Applicant):* Provided information regarding the proposed request, highlighting details regarding the cladding material proposed to be installed on the existing ice machines.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Peterson, second by Jackson, to approve Item 6 subject to a maximum of two (2) ice machines being permitted outside on the subject property, in addition to a limitation of signage area on the ice machine to the doors of the machine only. Motion approved 6-1. Commissioner Charles voted in opposition.

7. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Drive-Through Restaurant with Drive-Through Service, on 1.2± acres, in the Victory at Frontier development. The property is zoned Planned Development-10 (PD-10). (S21-0004).**

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

*Bobby Mendoza (Applicant):* Provided details regarding the proposed rezoning request and development.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Charles, second by Harris, to approve Item 7 subject to Town Council approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials. Motion approved 6-1. Commissioner Kern voted in opposition due to lack of updated conceptual development plans.

8. **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.

9. **Adjourn.**

Motion by Pettis, second by Peterson, to adjourn. Motion approved 7-0 at 6:52 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Michael Pettis, Secretary