



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 7, 2023, 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, Secretary Mike Pettis, Doug Charles, Sekou Harris, Damon Jackson, Tommy VanWolfe, Cameron Reeves

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician

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

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

Motion by VanWolfe, seconded by Pettis to appoint Commissioner Damon Jackson as Vice-Chair. Motion approved 7-0.

**4. CONSENT AGENDA**

- 4a. Consider and act upon the minutes from the February 21, 2023, Planning & Zoning Commission meeting.**
- 4b. Consider and act upon a Preliminary Site Plan for an Office/Retail/Restaurant Development, on 6.2± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-116 (PD-116). D22-0095**
- 4c. Consider and act upon a Preliminary Plat Pearls of Prosper, for thirty-two (32) single family residential lots and two (2) HOA/Open space lots, on 26.2± acres, located on the south side Prosper Trail and west of Legacy Drive. The property is zoned Planned Development-14 (PD-14).**
- 4d. Consider and act upon a Site Plan and Façade Plan for a commercial site at Windmill Hill on Lots 2 & 3 Block A 3.5± acres, located on the south side of Broadway Street, west of Preston Road. This property is zoned Planned Development-93 (PD-93) Office/Retail/Restaurant with Drive-Thru. (DEVAPP-22-0004 & DEVAPP-22-0007).**
- 4e. Consider and act upon a Replat for Windmill Hill, Block A, Lots 2R, 3R1, and 3R2 on 3.5± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93) Office/Retail. (DEVAPP-22-0006).**

- 4f. Consider and act upon a Site Plan and Façade Plan for a daycare on Lot 1R1 Block A 2.2± acres of Prosper Center, located on the north side of Westwood Drive and west of Legacy Drive. This property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0004 & DEVAPP-23-0010).
- 4g. Consider and act upon a Final Plat for Prosper Center, Lot 1R1, Block A, on 2.2± acres, located on the north side of Westwood Drive and west of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0016).
- 4h. Consider and act upon a Site Plan for a Retail/Restaurant use, on 0.6± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D22-0069).

Motioned by Harris, seconded by Jackson, to approve the Consent Agenda, Motion approved 7-0.

### **CITIZEN COMMENTS**

### **DISCUSSION ITEM**

5. **Discuss the draft development standards for the Pradera Planned Development. (Z22-0019)**

*David Soto (Staff):* Presented information regarding the Pradera Planned Development.

*Nolan Bradshaw (Applicant):* Presented information and clarifications regarding the Pradera Planned Development.

Commissioners discussed comparison of project to DNT guidelines as well as on scope of authority of Planning and Zoning Commission.

Commissioners expressed concerns regarding differences between the provided conceptual plan exhibit and the development standards exhibit.

Commissioners discussed alternative methods on how best to amend the development standards exhibit to more closely adhere to the conceptual plan exhibit.

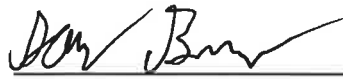
### **REGULAR AGENDA**

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

*David Soto (Staff):* Presented information regarding Town Council hearing on the westside addition case.

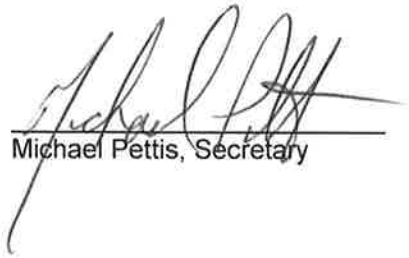
7. **Adjourn.**

Motioned by Reeves, seconded by VanWolfe to adjourn. Motion approved 7-0 at 7:17 p.m.



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Doug Braches, Planning Technician



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Michael Pettis, Secretary