



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, April 18, 2023, 6:00 p.m.

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

The meeting was called to order at 6:04 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Mike Pettis, Tommy Van Wolfe, Cameron Reeves, Josh Carson

Staff Present: David Soto, Planning Manager; Dakari Hill, Senior Planner; Talia Stevenson; Senior Administrative Assistant; Jeremy Page, Town Attorney

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

**3. CONSENT AGENDA**

**3a. Consider and act upon a request for a Site Plan for Bank, on 1.4± acres, located on the south side of Lovers Lane, west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0042)**

**3b. Consider and act upon a request for a Replat for Gates of Prosper, Block A, Lot 5R on 1.4± acres, located on the south side of Lovers Lane and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23- 0043).**

Motioned by Van Wolfe, seconded by Pettis, to approve the Consent Agenda, Motion approved 6-0.

**CITIZEN COMMENTS**

**REGULAR AGENDA**

**5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Medium Density to Residential High Density, generally located on the southeast corner of Prosper Trail and Teel Parkway. This is a companion case to Z21-0010. (CA22-0001).**

David Soto (*Staff*): Presented information regarding Item 5.

Commissioners asked questions regarding if there has been a precedent set by previous Zoning or Future Land Use Plan amendments. Commissioners

Chair Brandon Daniel opened the Public Hearing for Item 5.

Nate Parrot (*Applicant*): Presented information regarding Item 5, explaining the reasoning behind needing an amendment to the Future Land Use Plan.

Commissioners asked questions regarding retirement housing component related to companion Item 4 and examples of the product the applicant is proposing.

Nate Parrot (*Applicant*): Answered the commissioners' questions regarding the product.

David Huber (*Citizen*): Spoke in opposition to Items 5 & 4. Expressed concerns regarding lack of development information of existing pond on site as well as deviations from the current Future Land Use Plan. Expressed concerns regarding screening adjacent to Artesia subdivision.

Tino Garza (*Citizen*): Spoke in opposition to Items 5 & 4. Expressed concerns regarding the existing pond, floodplain, and retaining walls. Expressed concerns regarding specificity in what proposed open space means.

David Blom (*Citizen*): Spoke on proposed lot sizes of Items 4 & 5 as they are compatible with surrounding existing subdivision of Windsong Ranch. Did not speak in support or opposition to Items 4 & 5. Expressed general concern regarding multi family aspect and possible alternative method of getting a commercial zoning.

Chair Brandon Daniel closed the Public Hearing for Item 5.

Commissioners asked questions regarding additional public feedback for Items 5 & 4 other than filled out public reply forms.

Commissioners asked for clarification regarding proposed open space and landscaping.

Nate Parrot (*Applicant*): Applicant answered commissioners' questions regarding treatment of the floodplain area and at what point in the development process will more specifics be announced regarding floodplain mitigation.

Commissioners discuss Item 5 regarding lot sizes and what a change from Medium to High Density Residential will open future potential developments. Commissioners expressed general concerns regarding future possibilities that a High Density Residential District could bring.

Commissioners asked questions regarding if tabling a Future Land Use Plan Amendment is possible to a future Planning & Zoning Commission.

Jeremy Page (*Staff*): Answered commissioners' questions regarding tabling process for companion public hearing Items 5 & 4.

Motion by Pettis to table Item 5 to a future Planning & Zoning Commission Meeting in conjunction with Item 4 being tabled, seconded by Van Wolfe, motion approved 6-0.

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development and retirement housing development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)**

David Soto (*Staff*): Presented information regarding Item 4.

Chair Brandon Daniel opened the Public Hearing for Item 4.

Nate Parrot (*Staff*): Presented information regarding Item 4.

David Huber (*Citizen*): Expressed concerns regarding existing pond with ongoing land disturbance to the site. Asking for additional clarification regarding proposed retaining wall adjacent to the Artesia subdivision.

Chair Brandon Daniel closed the Public Hearing for Item 4.

Commissioners expressed general concern regarding public comments for Item 4. Commissioners directed Applicant to meet with members of the public to address their concerns.

Commissioners asked Town Staff for clarification on what action can be taken for Item 4.

Jeremy Page (*Staff*): Answered commissioners' questions and explained process for tabling, approving, or denying a Zoning Change with a companion item to amend the Future Land Use Plan.

Commissioners asked questions regarding timeframe before next public hearing in terms of tabling or denying item 4.

David Soto & Jeremy Page (*Staff*): Answered commissioners' question regarding timeline for tabling and waiting period should an item be denied by Town Council.

Motion by Pettis to table Item 4 to May 16<sup>th</sup>, seconded by Jackson, motion approved 6-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 66.7± acres from Agriculture (A) to Planned Development-Single Family (PD-SF), generally to allow for a residential development, is located on the east side of FM-1385, north of US-380. (Z22-0011)**

Item 6 has been withdrawn by the Applicant.

- 7. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Low Density to Residential High Density, generally located on the east side of FM-1385, north of US-380. This is a companion case to Z22-0011. (CA22-0001).**

Item 7 has been withdrawn by the Applicant.

- 8. Conduct a Public Hearing, and consider and act upon a request to amend 166± acres Planned Development-40 (PD-40) for Residential Use (Phases 7F and 7G) regarding Page 3 of 3 building materials, located on the northside of First Street and west of Windsong Parkway. (ZONE-23-0006)**

David Soto (*Staff*): Presented information regarding Item 8.  
Chair Brandon Daniel opened the Public Hearing for Item 8.

David Blom (*Applicant*): Presented information regarding Item 8.

Zach Schneider (*Applicant*): Presented information regarding Item 8.

Commissioners asked questions regarding price points for the proposed single family residence products and the durability of the materials.

Zach Schneider (*Applicant*): Answered commissioners' questions.

Chair Brandon Daniel closed the Public Hearing for Item 8.

Motion by Jackson to approve Item 8, seconded by Van Wolfe, motion approved 6-0.

**9. 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 adoption of Westside Planned Development amendment, as well as upcoming proposed zoning items going to the next Town Council Meeting.

*Jeremy Page (Staff)*: Presented information regarding open meetings act and other various legal information for the Planning & Zoning Commission.

**10. Adjourn.**

Motioned by Carson, seconded by Van Wolfe to adjourn. Motion approved 6-0 at 7:48 p.m.

  
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Doug Braches, Planning Technician

  
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Michael Pettis, Secretary