



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 17, 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, Damon Jackson, and Chris Kern.

Commissioners Absent: Sekou Harris.

Staff present: Khara Dodds, Director of Development Services; David Soto, Planning Manager; and Evelyn Mendez, Planning Technician.

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

**3. Public Comments**

*Maria Millen (Neighbors Nourishing Neighbors):* Spoke in regard to recognizing "Food Pantry" as an allowed use in the Agricultural zoning designation.

**4. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the May 3, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a commercial development consisting of medical offices, retail, restaurant, and convenience store with fuel pump uses, on 21.9± acres, located on the northwest corner of US 380 & Teel Parkway. The property is zoned Planned Development-40 (PD40). (D22-0021).**
- 3c. Consider and act upon a Final Plat for Westside Addition, Block A, Lot 8, on 1.8± acres, located on the north side of US 380, east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0030).**
- 3d. Consider and act upon a Conveyance Plat for Prosper West, Block A, Lots 1 and 2, on 54.3± acres, located on the west side of Dallas Parkway, north of US 380. The property is zoned Planned Development-41 (PD-41). (D22-0032).**
- 3e. Consider and act upon a Revised Conveyance Plat for Children's Prosper, Block A, Lot 1, on 50.3± acres, located on the northwest corner of Dallas Parkway and US 380. The property is zoned Planned Development-41 (PD-41). (D22-0033).**

Motion by Charles, second by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

## REGULAR AGENDA

4. **Consider and act upon a Site Plan and Façade Plan, for a multi-tenant retail building, in the Westside development, on 1.8± acres, located on the north side of US 380, east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0029).**

*Soto:* Summarized the request and presented exhibits.

Motion by Peterson, second by Charles, to table Item 4 indefinitely. Motion approved 6-0.

5. **Conduct a Public Hearing and consider and act upon a request for a Planned Development-Mixed Use (PD-MU), located on the south side of First Street, on the east and west sides of Mahard Parkway, to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses. (Z22-0003). [REQUEST TO BE TABLED]**

*Dodds:* Indicated that the item be tabled indefinitely.

Motion by Charles, second by Jackson, to table Item 5, indefinitely. Motion approved 6-0.

6. **Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD), located on the north side of Third Street, east of Coleman Road. (Z22-0009).**

*Mendez:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

*Jeanna Montgomery (Applicant):* Provided information regarding the proposed zoning request.

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

Commissioners generally spoke in support of the request.

Motion by Peterson, second by Pettis, to approve Item 6, subject to staff recommendation. Motion approved 6-0.

7. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service on 1.2± acres, located on the north side of US 380, west of Custer Road. The property is zoned Commercial (C). (S22-0002).**

*Soto:* Summarized the request and presented exhibits.

*William Kalkman (Applicant):* Provided information regarding the proposed request.

Chair Daniel opened the Public Hearing.

Motion by Peterson, second by Jackson, to approve Item 7, subject to staff recommendation. Motion approved 5-1. Commissioner Kern voted in opposition to the request.

8. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-69 (PD-69), on 71.0± acres, generally to modify the allowed uses and landscape standards, located on the southeast corner of Dallas Parkway and Frontier Parkway. (Z22-0007).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

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

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

Commissioners generally spoke in support of the request.

Motion by Pettis, second by Charles, to approve Item 8, subject to staff recommendation. Motion approved 6-0.

9. **Conduct a Public Hearing, and consider and act upon a request to rezone 41.6± 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).**

*Dodds:* Summarized the request and presented exhibits noting staff concerns.

Chair Daniel opened the Public Hearing.

*John Kendall (Applicant), Amir Saveri (Applicant), and Alena Savera (Applicant):* Provided a presentation regarding the proposed development.

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

Commissioners generally expressed concerns with the proposal.

Motion by Kern, second by Jackson, to deny Item 9, subject to staff recommendation. Motion approved 3-3. Motion failed.

Motion by Charles, second by Preston, to approve Item 9, subject to staff recommendation. Motion approved 2-3. Commissioner Pettis abstained. Motion failed.

Motion by Peterson, second by Jackson, to table Item 9 and continue the Public Hearing to the June 7, 2022 Planning & Zoning Commission Meeting. Motion approved 4-2. Commissioners Kern and Charles voted in opposition.

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

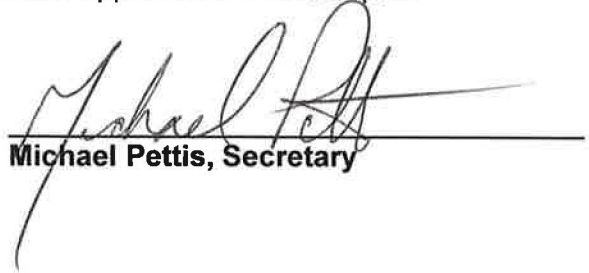
*Soto:* Provided a summary of recent action taken by Town Council.

11. **Adjourn.**

Motion by Pettis, second by Jackson, to adjourn. Motion approved 6-0 at 8:08 p.m.



**Pamela Clark, Business Systems Specialist**



**Michael Pettis, Secretary**