



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
200 S. Main Street, Prosper, Texas  
Tuesday, November 6, 2018, 6:00 p.m.

1. Call to Order / Roll Call

2. Pledge of Allegiance.

3. **CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

3a. Consider and act upon minutes from the October 16, 2018, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Preliminary Site Plan for a commercial development (Gates of Prosper, Phase 2), on 65.5± acres, located on the southwest corner Preston Road and Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D18-0037).

3c. Consider and act upon a Site Plan for a Day Care (Alpha Montessori), on 2.4± acres, located on the northwest corner of Legacy Drive and future Westwood Drive. The property is zoned Planned Development-65 (PD-65) and Specific Use Permit (S-19). (D18-0062).

3d. Consider and act upon a Final Plat for Prosper Center, Block A, Lot 1R1, on 2.4± acres, located on the northwest corner of Legacy Drive and future Westwood Drive. The property is zoned Planned Development-65 (PD-65) and Specific Use Permit (S-19) for a Day Care. (D18-0063).

3e. Consider and act upon a Revised Preliminary Site Plan for an office/warehouse development (Prosper Business Park), on 50.9± acres, located on the east side of Cook Lane, south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D18-0083).

3f. Consider and act upon a Site Plan for a Contractor's Storage Yard, on 8.9± acres, located on the southeast corner of Industry Way and future Technology Lane. The property is zoned Planned Development-26 (PD-26). (D18-0084).

3g. Consider and act upon a Final Plat for Prosper Business Park, Block A, Lot 8 and a Conveyance Plat for Prosper Business Park, Block A, Lot 9, on 34.2± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D18-0092).

3h. Consider and act upon a Site Plan for a Major Building Material and Hardware Sales (Home Depot) in Windsong Ranch Marketplace, on 11.1± acres, located on the west side of Windsong Parkway, north of US 380. The property is zoned Planned Development-40 (PD-40). (D18-0094).

- 3i. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 5, on 2.5± acres, located on the east side of Gee Road, north of US 380. The property is zoned Planned Development-40 (PD-40) and Specific Use Permit-29 (S-29). (D18-0095).
- 3j. Consider and act upon a Site Plan for a Day Care (Ace Montessori), on 2.5± acres, located on the east side of Gee Road, north of US 380. The property is zoned Planned Development-40 (PD-40) and Specific Use Permit-29 (S-29). (D18-0096).
- 3k. Consider and act upon a Site Plan for a Minor Automobile Repair (Brakes Plus) in Westfork Crossing, on 1.1± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D18-0097).
- 3l. Consider and act upon a Final Plat for Westfork Crossing, Block A, Lot 6, on 1.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D18-0103).
- 3m. Consider and act upon a Site Plan for a Car Wash (Fast Lane) in Westfork Crossing, on 1.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D18-0104).
- 3n. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 9, on 1.3± acres, located on the west side of Coit Road, south of Richland Boulevard. The property is zoned Planned Development-2 (PD-2). (D18-0105).
- 3o. Consider and act upon a Site Plan for a Day Care (Kindercare), on 1.3± acres, located on the west side of Coit Road, south of Richland Boulevard. The property is zoned Planned Development-2 (PD-2). (D18-0106).
- 3p. Consider and act upon a Final Plat for Windsong Ranch, Phase 5A, for 68 single family residential lots and eight (8) HOA/open space lots, on 47.6± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D18-0107).

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.

- 4. Conduct a Public Hearing and consider and act upon a Replat for XPotential Addition, Block A, Lots 1 and 2, for two (2) single family residential lots, on 2.7± acres, located on the northeast corner of Prestonview Drive and Hays Road. The property is zoned Single Family-Estate (SF-E). (D18-0074).
- 5. Conduct a Public Hearing, and consider and act upon a request for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, south of First Street. The property is zoned Planned Development-19-Commercial Corridor (PD-19-CC) and Specific Use Permit-6 (S-6). (S18-0009).

6. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-17 (PD-17) to Planned Development-Office/Retail (PD-O/R) and to rezone Single Family-15 (SF-15) to Planned Development-Office (PD-O), on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road. (Z18-0007).
7. Conduct a Public Hearing, and consider and act upon a request to rezone 48.1± acres of Agriculture (A), and 16.4± acres of Single Family-15 (SF-15), to Planned Development-Mixed Use (PD-MU) to facilitate a mixed-use development (WestSide), consisting of Multifamily, Indoor Commercial Amusement, Hotel, Restaurant, Retail, Convenience Store with Gas Pumps, Open Space and related uses, located on the northeast corner of FM 1385 and US 380 (Z18-0012).
8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
9. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 200 S. Main Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, November 2, 2018, and remained so posted at least 72 hours before said meeting was convened.

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Robyn Battle, Town Secretary

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Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

### **NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Town Hall is wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.</p>
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