



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, December 7, 2021, 6:00 p.m.

**Notice Regarding Public Participation**

Welcome to the Planning & Zoning Commission meeting. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

**To access the videoconference online, follow these instructions:**

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/81847978852>

Enter Meeting ID: 818 4797 8852

To request to speak, click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers: +1 346 248 7799

Enter Meeting ID: 818 4797 8852

To request to speak, enter \*9. The meeting moderator will acknowledge your request and allow you to speak.

**Addressing the Planning & Zoning Commission:**

- Those wishing to address the Commission must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.
- **If you are attending in person**, please submit this form to the Board Chair or a staff member prior to the meeting. When called upon, please come to the podium and state your name and address for the record.
- **If you are attending online/virtually**, please submit this form prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

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 November 16, 2021, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Final Plat for Railroad Addition, Lots 1-4, on 15.3± acres, located on the northeast and northwest corners of Fifth Street and McKinley Street. The property is zoned Planned Development-106 (PD-106). (D21-0053).
- 3c.** Consider and act upon a Preliminary Plat for Park Place, for 206 single family residential lots and 18 HOA/open space lots, on 98.2± acres, located on the south side of Prosper Trail, between Teel Parkway and Legacy Drive. The property is zoned Single Family-12.5 (SF-12.5) and Specific Use Permit (S-16). (D21-0083).
- 3d.** Consider and act upon a Final Plat for Prose Prosper Addition, Block A, Lots 1 & 2, on 19.4± acres, located on the northwest corner of Fishtrap Road and FM 1385. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ). (D21-0106).
- 3e.** Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 7, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D21-0114).
- 3f.** Consider and act upon a Site Plan for a Parking Lot, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D21-0115).
- 3g.** Consider and act upon a Preliminary Plat for Legacy Gardens, Phase 2, for 100 single family residential lots and seven (7) HOA/Open space lots, on 45.6± acres, located on the west side of Shawnee Trail, north of Prosper Trail. The property is zoned Planned Development-36 (PD-36). (D21-0119).
- 3h.** Consider and act upon a Site Plan for a multi-tenant retail building, in Windsong Ranch Marketplace, on 4.4± acres, located north of US 380, east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D21-0122).
- 3i.** Consider and act upon a Replat for of Windsong Ranch Marketplace, Block A, Lot 9R, on 4.4± acres, located north of US 380, east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D21-0123).
- 3j.** Consider and act upon a Revised Site Plan for Prosper United Methodist Church, on 39.7± acres, located on the north side of Coleman Street, west of Preston Road. The property is zoned Single Family-12.5 (SF-12.5) and Specific Use Permit-36 (S-36). (D21-0125).

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a

non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

4. Conduct a Public Hearing, and consider and act upon a request to 7.9± acres from Office (O) to Planned Development-Office (PD-O), located on the northwest corner of Preston Road and Coleman Street, generally to modify the development standards to facilitate an office/retail development, including drive-through restaurant as a permitted use. (Z21-0013). **[REQUEST TO BE TABLED]**
5. Conduct a Public Hearing, and consider and act upon a request to rezone 1.2± acres from Retail (R) to Planned Development (PD), located on the northwest corner of Preston Road and Broadway Street, generally to allow for a retail building. (Z21-0014). **[REQUEST TO BE TABLED]**
6. Consider and act upon a Site Plan for Ladera Prosper, Block A, Lot 1 (Phase 1), on 63.3± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-107 (PD-107). (D21-0113).
7. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service in the Shops at Prosper Trail, on 1.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (S21-0005).
8. Conduct a Public Hearing and consider and act upon amendments to the Town of Prosper Comprehensive Plan. (CA21-0005).
9. Receive presentation regarding proposed development of the Standridge Tract, located on the south side of First Street, west of Dallas Parkway.
10. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
11. 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 250 W. First 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, December 3, 2021, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, 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.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** 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.