



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, January 2, 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 December 5, 2017, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Preliminary Site Plan for a House of Worship (Church of Celebration Metro), on 28.1± acres, located on the northeast corner of Harper Road and Fishtrap Road. The property is zoned Agricultural (A). (D17-0040).

3c. Consider and act upon a Conveyance Plat/Final Plat of Block A, Lots 1-2, COC Metro Addition, on 16.5± acres, located on the northeast corner of Harper Road and Fishtrap Road. The property is zoned Agricultural (A). (D17-0041).

3d. Consider and act upon a Site Plan for a House of Worship (COC Metro), on 3.8± acres, located on the north side of Fishtrap Road, 500± feet east of Harper Road. The property is zoned Agricultural (A). (D17-0089).

3e. Consider and act upon a Preliminary Site Plan for a home builder supply business and office buildings, on 13.9± acres, located on the southeast corner of Prosper Trail and Cook Lane. The property is zoned Planned Development-26-Office/Industrial (PD-26-O/I). (D17-0046).

3f. Consider and act upon a Revised Conveyance Plat of Prosper Commons, Block A, Lots 2 and 5, on 2.9± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0061).

3g. Consider and act upon a Preliminary Site Plan for a retail and veterinary clinic development (Prosper Commons), on 2.9± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0062).

3h. Consider and act upon a Site Plan for a retail and veterinary clinic building in Prosper Commons, on 1.2± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0063).

- 3i. Consider and act upon a Final Plat for Prosper Commons, Block A, Lot 2, on 1.2± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0064).
- 3j. Consider and act upon a Site Plan for a Restaurant with a Drive-Through (Jack in the Box) in Windsong Ranch Marketplace, on 0.9± acre, located on the north side of US 380, 300± feet east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D17-0072).
- 3k. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 6, on 0.9± acre, located on the north side of US 380, 300± feet east of Gee Road. The property is zoned Planned Development-40 (PD-40) (D17-0085).
- 3l. Consider and act upon a Site Plan for a Restaurant with a Drive-Through (Chick-Fil-A) in Gates of Prosper, on 1.5± acres, located on the east side of Preston Road, 550± feet north of Richland Boulevard. The property is zoned Planned Development-67-Retail/Commercial/Office (PD-67-R/C/O). (D17-0081).
- 3m. Consider and act upon a Final Plat for Gates of Prosper, Block B, Lot 2, on 1.5± acres, located on east side of Preston Road, 550± feet north of Richland Boulevard. The property is zoned Planned Development-67-Retail/Commercial/Office (PD-67-R/C/O). (D17-0082).
- 3n. Consider and act upon a Final Plat for Lakeside, Phase 1A, for 28 single family residential lots and two (2) HOA/open space lots, on 14.3± acres, located on the northeast corner of Coit Road and Meadowbrook Boulevard. The property is zoned Planned Development-25 (PD-25). (D17-0083).
- 3o. Consider and act upon a Conveyance Plat for the Gates of Prosper, Block E, Lots 1 and 2, on 8.5± acres, located on the southwest corner of First Street and Preston Road. The property is zoned Planned Development-67-Retail/Commercial/Office (PD-67-R/C/O). (D17-0084).

#### **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. Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for a retail building in Shops at Prosper Trail, on 2.7± acres, located on the southeast corner of Preston Road and St. Peter Lane. The property is zoned Planned Development-68-Retail (PD-68-R). (D17-0070).
- 5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through in Westfork Crossing, on 2.1± acres, located on the north side of US 380, 450± feet west of Gee Road. The property is zoned Commercial (C). (S17-0007).

6. Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40-Single Family Residential (PD-40-SF) to amend the development standards to allow for the development of an amenity center and recreational water facility, on 25.3± acres, located on the north side of Pepper Grass Lane, 1,400± feet east of Windsong Parkway. (Z17-0022).
7. Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-25 (PD-25), in order to modify the residential architectural requirements of Lakewood, on 236.5± acres, generally located along the south side of First Street 1,700± feet east of Coit Road, and on the east side of Coit Road 800± feet south of First Street. (Z17-0001).
8. Conduct a Public Hearing, and consider and act upon an amendment to Chapters 3 and 4 of the Zoning Ordinance, regarding Tree Mitigation and Definitions. (Z17-0020).
9. Conduct a Public Hearing and consider and act upon a request to amend Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding Commercial Antennas and Wireless Communication Facilities. (Z17-0023).
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 on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on December 29, 2017, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

\_\_\_\_\_  
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission 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 Planning & Zoning Commission.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Planning &amp; Zoning Commission meetings are 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>
---