



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 5, 2021, 6:00 p.m.

Governor Greg Abbott granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. This meeting was held via telephone conference call and videoconference.

1. Call to Order/ Roll Call

The meeting was called to order at 6:01 p.m.

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Doug Charles, Chris Kern, Chris Long, and Sarah Peterson.

Commissioners Absent: Michael Pettis.

Staff present: Rebecca Zook, Executive Director of Development and Infrastructure Services; Alex Glushko, Planning Manager (via videoconference); and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. Consider and act upon the appointment of the Planning & Zoning Secretary.

Motion by Daniel, second by Peterson, to appoint Chris Long as Secretary. Motion approved 6-0.

4. CONSENT AGENDA

4a. Consider and act upon minutes from the December 15, 2020, Planning & Zoning Commission Regular meeting.

4b. Consider and act upon a Final Plat for Prosper Retail Addition, Block A, Lots 1-7, on 21.3± acres, located on the northwest corner of FM 1385 and Byran Road. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ). (D20-0011).

4c. Consider and act upon a Revised Preliminary Site Plan for Prosper Business Park, Block B, Lots 3-5 and 9-11, on 17.8± acres, located on east side of Cook Lane, south of Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0095).

4d. Consider and act upon a Final Plat for Hills at Legacy, Phase 2, for 58 single family residential lots and one (1) HOA/open space lot and a Revised Conveyance Plat for Prosper Center, Block B, Lot 2R, on 26.5± acres, located on the northwest corner of Prairie Drive and Mahard Parkway. The property is zoned Planned Development-65 (PD-65). (D20-0096).

- 4e. Consider and act upon a Final Plat for Greens at Legacy, for 104 single family residential lots, and five (5) HOA/open space lots, on 25.7± acres, located on the south side of Prairie Drive, east of Legacy Drive. The property is zoned Planned Development-104 (PD-104). (D20-0097).
- 4f. Consider and act upon a Revised Preliminary Plat for Lakes at Legacy, Phase 3, for 64 single family residential lots and seven (7) HOA/open space lots, on 15.2± acres, located on the west side of Legacy Drive, south of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D20-0098).
- 4g. Consider and act upon a Final Plat for Y-C Nurseries Addition, Block A, Lot 1, on 12.4± acres, located on the north side of US 380, west of the Dallas Parkway. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ) and has an existing Annexation Agreement. (D20-0099).
- 4h. Consider and act upon a Site Plan for a car wash and minor automotive repair in the Gates of Prosper, on 2.7± acres, located on the south side of First Street, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D20-0100).

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

REGULAR AGENDA

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 55.8± acres, located on the west side of Good Hope Road, south of Parvin Road, from Agricultural (A) to Planned Development-40 (PD-40), generally to incorporate tracts of land into the Windsong Ranch development. (Z20-0023).

Mendez: Summarized the request, presented exhibits, and recommended approval.

Commissioners inquired about building elevations, surrounding properties, and prospective site layout.

Chairman Cotten opened the Public Hearing.

Justin Craig (Applicant): Presented information regarding the proposed development.

There being no additional speakers, the Public Hearing was closed.

Motion by Daniel, second by Charles, to approve Item 5. Motion approved 6-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), to allow for a Funeral Home with Crematorium and Cemetery, located on the west side of Custer Road, north of US 380. (Z20-0020).

Glushko: Summarized the request, presented exhibits, and recommended approval, subject to the inclusion of berms adjacent to the proposed parking area.

Chairman Cotten opened the Public Hearing.

David Bond (Applicant): Presented information regarding the proposed development.

Cameron Alexander (Applicant): Provided presentation regarding the proposed operations and timing of the development. Noted the proposed development has been in the planning stages for approximately ten (10) years.

Jennifer Shen (Applicant): Provided information regarding the proposed mausoleum structures.

There being no additional speakers, the Public Hearing was closed.

Commissioners generally voiced support for the request. Commissioner Long indicated a desire for the inclusion of berms as indicated by staff.

Motion by Long, second by Daniel, to approve Item 6, subject to the incorporation of berms in accordance with the Zoning Ordinance, adjacent to the funeral home and associated parking lot. Motion approved 6-0.

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

8. Adjourn.

Motion by Peterson, second by Long, to adjourn. Motion approved 6-0 at 6:44 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary