



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, January 19, 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 6:02 p.m.

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Chris Long, Doug Charles, Chris Kern, and Sarah Peterson (via videoconference).

Commissioners Absent: Michael Pettis.

Staff present: Alex Glushko, Planning Manager (via videoconference); Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

**2. Recitation of the 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 January 5, 2021, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Preliminary Plat for Star Trail, Phases 10-18, for 628 single family residential lots, 27 common area lots, one (1) neighborhood park lot, and one (1) community park lot, on 242.4± acres, located on the west side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D20-0094).**

**3c. Consider and act upon a Preliminary Plat for Windsong Ranch Phase 6A, for 103 single family residential lots and two (2) HOA/open space lots, on 42.1 ± acres, located on the northwest corner of Windsong Parkway and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D20-0105).**

**3d. Consider and act upon a Site Plan for an amenity center in Windsong Ranch, on 13.0± acres, located north of Windsong Parkway, west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D20-0106).**

- 3e. **Consider and act upon a Final Plat for Windsong Ranch Amenity Center 3, Block X, Lot 1X, on 13.0± acres, located north of Windsong Parkway, west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D20-0107).**

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

#### **REGULAR AGENDA**

4. **Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to Retail & Neighborhood Services, generally located on the northwest corner of Legacy Drive and Prosper Trail. This is a companion case to Z20-0013. (CA20-0003). [REQUEST TO BE TABLED]**
5. **Conduct a Public Hearing, and consider and act upon a request to rezone 5.5± acres, from Agriculture (A) to Planned Development-Retail (PD-R), for Legacy Storage, in order to allow for an additional mini-warehouse/public storage building. This is a companion case to CA20-0003. (Z20-0013). [REQUEST TO BE TABLED]**

*Items 4 and 5 were considered concurrently.*

*Ingalls:* Indicated the applicant has requested the items be tabled and the Public Hearings continued to the February 2, 2021, Planning & Zoning Commission meeting.

Motion by Long, second by Daniel, to table Item 4, and continue the Public Hearing at the February 2, 2021, Planning & Zoning Commission meeting. Motion approved 6-0.

Motion by Long, second by Daniel, to table Item 5, and continue the Public Hearing at the February 2, 2021, Planning & Zoning Commission meeting. Motion approved 6-0.

6. **Consider and act upon a Preliminary Site Plan for a Utility Distribution/Transmission Facility (Oncor Prosper Substation), on 9.5± acres, located on the north side of Richland Boulevard, west of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D20-0103).**

*Ingalls:* Summarized the request, presented exhibits, and recommended approval, subject to Planning & Zoning Commission approval of a solid living screen, in lieu of a masonry wall.

Commissioners generally inquired about the specifications of the proposed solid living screening.

*Commissioner Kern:* Noted concern about the adequacy of the propose solid living screening adjacent to the residential subdivision.

*Thomas Fletcher (Applicant):* Presented information regarding the proposed development and proposed solid living screening.

*Kayvon Naderi (Willow Ridge Resident):* Expressed concern regarding the difference in heights of the proposed equipment and screening.

*David St. Romain (Willow Ridge Resident):* Expressed concern regarding the proposed location of the project and the proximity to the adjacent residential subdivision.

Motion by Peterson, second by Long, to approve Item 6, subject to staff recommendations. Motion approved 5-1. Commissioner Kern voted in opposition to the request.

7. **Conduct a Public Hearing, and consider and act upon a request to amend Subdistrict 2 of Planned Development-67 (PD-67), on 217.8± acres, generally to modify the multifamily development standards for the Gates of Prosper, located on the southwest corner of Coleman Street and Lovers Lane. (Z20-0022).**

*Ingalls*: Summarized the request, presented exhibits, and recommended approval.

Chairman Cotten opened the Public Hearing.

*Scott Shipp (Applicant)*: Provided information regarding the proposed development.

*Jeff Courtright (Lincoln Properties)*: Provided information regarding the proposed development.

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

Motion by Long, second by Charles, to approve Item 7. Motion approved 6-0.


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

*Glushko*: Provided information regarding action taken by the Town Council at their January 12, 2021 meeting.

9. **Adjourn.**

Motion by Kern, second by Long, to adjourn. Motion approved 6-0 at 6:54 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Chris Long, Secretary