



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 21, 2020, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

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

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the January 7, 2020, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Preliminary Site Plan for a retail/office development (Windmill Hill), on 11.8± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93). (D18-0053).

3c. Consider and act upon a Conveyance Plat for Windmill Hill, Block A, Lots 1-3, on 11.8± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0004).

3d. Consider and act upon a Site Plan an office development (Windmill Hill), on 8.3± acres, located on the south side of Broadway Street, west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0081).

3e. Consider and act upon a Final Plat for Windmill Hill, Block A, Lot 1, on 8.3± acres, located on the south side of Broadway Street, west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0082).

3f. Consider and act upon a Site Plan for a Multi-tenant retail/restaurant building in Gates of Prosper, Phase 2, on 1.4± acres, located on the west side of Preston Road, north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0116).

3g. Consider and act upon a Site Plan for a restaurant (Longhorn Steakhouse) in Gates of Prosper, Phase 2, on 2.1± acres, located on the west side of Preston Road, north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0117).

- 3h. **Consider and act upon a Final Plat for Old Rosebud Lane Bridge Right-of-Way, in Windsong Ranch, on 0.7± acres, located on the west side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D19-0126).**

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

REGULAR AGENDA

4. **Consider and act upon a request to update the Planned Development-93 (PD-93) Conceptual Development and Landscape Plans for Windmill Hill, on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road. (Z18-0007).**

Ingalls: Summarized the request and presented exhibits provided by the applicant.

David Bond (Applicant): Informed the modification to the layout is to accommodate tenant needs.

Commissioners voiced support for the request.

Motion by Daniel, second by Peterson, to approve Item 4. Motion approved 6-0.

5. **Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Low Density Single Family to Tollway District, generally located on the north side of Prosper Trail, west of Shawnee Trail. (CA19-0005). [Companion Case Z19-0024]**

Item 5 was considered concurrently with Item 6.

6. **Conduct a Public Hearing, and consider and act upon a request to rezone 3.4± acres from Agricultural (A) to Office (O) and 5.6± acres from Agricultural (A) to Single Family-15 (SF-15), located on the north side of Prosper Trail, west of Shawnee Trail. (Z19-0024). [Companion Case CA19-0005]**

Ingalls: Summarized the requests and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearings.

Matt Moore (Applicant): Provided information regarding the proposed requests.

There being no additional speakers, the Public Hearings were closed.

Commissioners voiced support for the requests.

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

Motion by Long, second by Peterson, to approve Item 6. 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.**

Glushko: Provided a summary of recent action taken by Town Council.

8. **Adjourn.**

Motion by Grinstead, second by Kern, to adjourn. Motion approved 6-0 at 6:28 p.m.



Evelyn Mendez, Planning Technician

