



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 2, 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, Secretary Chris Long, Doug Charles, Chris Kern, Sarah Peterson, and Michael Pettis.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; David Soto, 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 February 2, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Windsong Ranch Phases 7A & 7C, for 88 single family residential lots, and two (2) HOA/open space lots, on 29.7± acres, located west of Windsong Parkway, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D21-0002).**
- 3c. Consider and act upon the Final Plat/Conveyance Plat for Middle School No. 9 Addition, Block A, Lots 1-5, on 78.3± acres, generally located east of FM 1385, north of Fishtrap Road. The property is zoned Agricultural (A). (D21-0003).**
- 3d. Consider and act upon a Conveyance Plat for La Cima Crossing, Block B, Lots 2R & 3R, on 14.3± acres, located on the northwest corner of Richland Boulevard and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D21-0001).**
- 3e. Consider and act upon a 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). (D21-0004).**
- 3f. Consider and act upon a Final Plat for La Cima Crossing, Block B, Lot 3R, on 9.5± acres, located north side of Richland Boulevard, west of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D21-0005).**

Motion by Daniel, second by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Consider and act upon a request for a Site Plan including Solid Living Screening, for Denton ISD Middle School, No. 9, on 49.9± acres, located east of FM 1385, north of Fishtrap Road. The property is zoned Agricultural (A). (D20-0102).**

Mendez: 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.

Motion by Peterson, second by Charles, to approve Item 4, subject to staff recommendations. Motion approved 7-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 9.5± acres from Planned Development-65-Single Family (PD-65) to Office (O) District, located on the northwest corner of Mahard Parkway and Prairie Drive. (Z201-0002).**

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

Commissioners generally inquired about the proposed rezoning, as well as other proposed uses at the remaining corners of the intersection.

Chairman Cotten opened the Public Hearing.

Clint Ricardson (Applicant): Presented information regarding the proposed rezoning request.

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

Motion by Daniel, second by Pettis, to approve Item 5, subject to staff recommendations. Motion approved 5-2. Commissioners Charles and Kern voted in opposition to the request.

- 6. Conduct a Public Hearing, and consider and act upon a request to amend Subdistrict 4 of Planned Development-67 (PD-67), on 71.4± acres, generally to modify the single family development standards, and to allow for retail uses in the residential neighborhood district of the Gates of Prosper, located on the northwest corner of Preston road and Lovers Lane. (Z21-0001).**

Ingalls: Summarized the request, presented exhibits, and recommended approval, subject to requiring a minimum of forty percent (40%) of the lots being Type B Lots.

Commissioners generally inquired about the proposed lot types and sizes.

Scott Shipp (Applicant): Presented information regarding the proposed rezoning request.

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

Motion by Daniel, second by Charles, to approve Item 6, subject to staff recommendations. Motion approved 7-0.

7. **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 Road. This is a companion case to Z20-0013. (CA20-0003).**
8. **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, located on the west side of Legacy Drive, north of Prosper Road. This is a companion case to CA20-0003. (Z20-0013).**

Items 7 and 8 were considered concurrently.

Glushko: Summarized the requests, presented exhibits, and noted opposition received from an adjacent property owner.

Chairman Cotten opened the Public Hearings.

Matt Moore (Applicant): Presented information regarding the proposed rezoning request.

Trent Lewis (Northern Adjacent Property Owner): Presented information in opposition to the request.

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

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

Motion by Long, second by Charles, to approve Item 8, subject to staff recommendations. Motion approved 7-0.

9. **Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to Tollway District, generally located on the south side of Frontier Parkway, east of Dallas Parkway. This is a companion case to Z20-0026. (CA20-0004).**
10. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-69 (PD-69), on 74.3± acres, generally to amend the residential tract to allow for non-residential uses, located on the southeast corner of Dallas Parkway and Frontier Parkway. This is a companion case to CA20-0004. (Z20-0026).**

Items 9 and 10 were considered concurrently.

Ingalls: Summarized the requests, presented exhibits, and noted opposition received from adjacent property owners.

Chairman Cotten opened the Public Hearing.

Matt Moore (Applicant): Presented information regarding the proposed rezoning request. Indicated willingness to provide enhanced buffering, screening, and landscaping adjacent to the neighborhood.

The following Lakes of Prosper North residents attended via videoconference and expressed opposition to the request: David Khosla, 871 Waterview Drive; Rajesh Patel, 901 Waterview Drive; Jeremy Whistler, 951 Waterview Drive; Lance Thompson, 1010 Waterview Drive; Sarah Journey, 971 Waterview Drive; Chris Puckett, 830 Waterview Drive; Jeanine Kirk, 991 Waterview Drive.

The following Lakes of Prosper North resident attended via videoconference and requested addition information related to the request: Clayton Whitehead, 960 Waterview Drive.

Commissioner Charles suggested the item be tabled and the Public Hearing continued at the March 16, 2021, Planning & Zoning Commission meeting.

Motion by Daniel, second by Pettis, to table Agenda Item 9 and continue the Public Hearing to the March 16, 2021, Planning & Zoning Commission meeting. Motion approved 7-0.

Motion by Peterson, second by Charles, to table Agenda Item 10 and continue the Public Hearing to the March 16, 2021, Planning & Zoning Commission meeting. Motion approved 7-0.

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

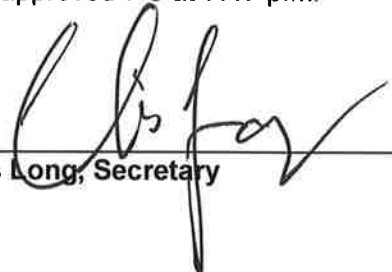
Glushko: Provided a summary of recent action taken by Town Council.

12. Adjourn.

Motion by Long, second by Peterson, to adjourn. Motion approved 7-0 at 7:47 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary