



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, April 5, 2022, 6:00 p.m.

**1. Call to Order/ Roll Call**

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

Commissioners present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris, Damon Jackson, and Chris Kern.

Commissioners absent: Secretary Mike Pettis.

Staff present: 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 March 15, 2022, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Final Plat for Hope Fellowship Addition, Block A, Lot 1, on 18.2± acres, located on the north side of Prosper Trail, west of Armstrong Lane. The property is zoned Agriculture (A). (D22-0001).**

**3c. Consider and act upon a Final Plat for Windsong Ranch, Phase 6E, for 73 single family residential lots, and five (5) HOA/open space lots, on 29.2± acres, located west of Teel Parkway, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D22-0019).**

**3d. Consider and act upon a Conveyance Plat for SEC Teel – Prosper Addition, Block A, Lot 1, on 1.4± acres, located on the southeast corner of Prosper Trail, Teel Parkway. The property is zoned Agricultural (A). (D22-0022).**

**3e. Consider and act upon a Conveyance Plat for Windsong Ranch Office Addition, Block A, Lots 1 and 2, on 5.4± acres, located on the east side of Teel Parkway, south of Parvin Road. The property is zoned Planned Development-103 (PD-103). (D22-0023).**

**3f. Consider and act upon a Site Plan for an office development (CHC Prosper Trail), on 4.0± acres, located on the north side of Prosper Trail, west of Shawnee Trail. The property is zoned Office (O). (D22-0025).**

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

## REGULAR AGENDA

4. **Consider and act upon a Site Plan for an office development, on 7.5± acres, located on the north side of Prosper Trail, west of Dallas Parkway. The property is zoned Planned Development-75 (PD-75). (D21-0124).**

*Mendez:* Provided information regarding the project and the request for a solid living screen.

*Brian Umberger (Applicant):* Provided additional information regarding the phasing of the development and living screen.

Motion by Peterson, second by Harris, to approve the Item 4, subject to staff recommendations. Motion approved 6-0.

5. **Consider and act upon a Site Plan for Temporary Buildings for Prestonwood Christian Academy North, on 35.2± acres, located on the south side of Prosper Trail, east of Dallas Parkway. The property is zoned Planned Development-33 (PD-33). (D22-0026).**

*Soto:* Provided information regarding the proposal for temporary buildings.

*Mike Peterson (Graham Associates):* Provided an overview of the proposed temporary buildings and future expansion.

*Jill Styron-Smith:* Provided additional information regarding the proposal and future operations.

Motion by Charles, second by Harris, to approve the Item 5, subject to staff recommendations. Motion approved 6-0.

6. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service, on 1.6± acres, in Victory at Frontier, located on the south side of Frontier Parkway, west of Preston Road. (S22-0001).**

*Soto:* Summarized the request and presented exhibits.

Motion by Jackson, second by Charles, to table the Item 6 indefinitely, subject to staff recommendations. Motion approved 6-0.

7. **Conduct a Public Hearing and consider and act upon a request for a Planned Development-Mixed Use (PD-MU), located on the south side of First Street, on the east and west sides of Mahard Parkway, to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses. (Z22-0003).**

*Soto:* Summarized the request and presented exhibits.

Motion by Charles, second by Jackson, to table the Item 7 indefinitely. Motion approved 6-0.

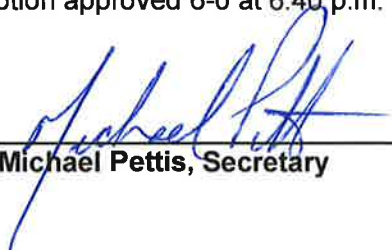
8. **Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

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

**9. Adjourn.**

Motion by Charles, second by Harris, to adjourn. Motion approved 6-0 at 6:40 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Michael Pettis, Secretary