



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 6, 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, Sarah Peterson, and Michael Pettis.

Commissioners absent: Secretary Chris Long.

Staff present: Khara Dodds, Director of Development Services; 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 March 16, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. 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). (D21-0011).**
- 3c. Consider and act upon a Replat for Windmill Hill Addition, Block A, Lot 1R, on 8.3± acres, located on the southeast corner of Broadway Street and Craig Road. The property is zoned Planned Development-93 (PD-93). (D21-0012).**
- 3d. Consider and act upon a Revised Conveyance Plat for Gates of Prosper, Phase 2, Block B, Lot 2 & Block C, Lot 1, on 190.3± acres, located on the northwest corner of US 380 and Preston Road. The property is zoned Planned Development-2 (PD-67). (D21-0013).**
- 3e. Consider and act upon a Final Plat for Windsong Ranch, Phase 6A, for 102 single family residential lots, and four (4) HOA/open space lots, on 42.0± acres, located on the northwest corner of Teel Parkway and Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D21-0014).**

- 3f. Consider and act upon a Final Plat for Windsong Ranch, Phase 8, for 201 single family residential lots, and four (4) HOA/open space lots, on 56.0± acres, located on the west side of Teel Parkway, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D21-0015).
- 3g. Consider and act upon a Final Plat for Gates of Prosper, Block E, Lot 2, on 2.7± acres, located on the west side of Preston Road, south of First Street. The property is zoned Planned Development-67 (PD-67). (D21-0017).

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

REGULAR AGENDA

4. Consider and act upon a Site Plan for a Temporary Building at the Prosper ISD Administration Building, on 73.8± acres, located at 605 E. Seventh Street. The property is zoned Single Family-15 (SF-15). (D21-0029).

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

Motion by Pettis, second by Charles, to approve Item 4, subject to staff recommendations. Motion approved 6-0.

5. Consider and act upon a request for a concrete panel screening wall in lieu of a masonry wall for Home Depot in Windsong Ranch Marketplace, on 11.1± acres, located on the north side of US 380, west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D21-0021).

Ingalls: Summarized the request, including a history of previous approvals, presented exhibits, and recommended denial.

Dan Zoldak (Applicant, via videoconference): Presented information regarding the proposed request.

David Blom (Tellus Group): Representing the northern subdivision, Windsong Ranch, provided a history of the approval process, including discussions with neighborhood representatives, noting opposition to the request.

Commission inquired if regulations regarding screening materials had changed since the original approvals occurred.

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

6. 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).

- 7. 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 6 and 7 were considered concurrently.

Ingalls: Summarized the requests and presented exhibits. Indicated a correspondence from the southern adjacent neighborhood, Lakes of Prosper North, was received by staff and forwarded to the Planning & Zoning Commission following packet distribution. The correspondence generally requested additional provisions regarding development standards, screening, and landscaping adjacent to the neighborhood.

Chairman Cotten opened the Public Hearing.

Matt Moore (Applicant): Provided information regarding the neighborhood meeting held on March 15, 2021 and outlined the proposed changes to the request resulting from the meeting. Requested consideration of the item, noting an intent to continue to work with representatives of Lakes of Prosper North.

Michael Duck (850 Rustic Lane): Spoke in opposition to the zoning request and requested the item be tabled to further address resident concerns.

Jeremy Whisler (851 Waterview Drive): Spoke in opposition to the zoning request and requested the item be table to further address resident concerns.

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

With regard to the applicant's proposal, and the resident's requests, Commissioners considered whether a resolution could be reached during the Public Hearing. Some Commissioners noted adequate time to reach an agreement prior to Town Council consideration, while others indicated discomfort with providing a recommendation to a request with unresolved resident concerns.

Motion by Charles to table the item. Motion failed due to lack of a second.

Prior to the motion for Items 6 and 7, the Commission emphasized the need for continued communication and collaboration between the applicant and representatives of Lakes of Prosper North to discuss topics including, but not limited to land uses, buffering, landscaping, screening, building height and design, and cross-access, prior to Town Council consideration.

Motion by Pettis, second by Peterson, to approve Item 6. Motion approved 4-2. Commissioners Charles and Kern voted in opposition to the request.

Motion by Pettis, second by Daniel, to approve Item 7. Motion approved 4-2. Commissioners Charles and Kern voted in opposition to the request.

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 Peterson, second by Daniel, to adjourn. Motion approved 6-0 at 7:15 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary