



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 20, 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, Sarah Peterson, and Michael Pettis.

Staff present: Khara Dodds, Director of Development Services; Alex Glushko, Planning Manager; David Soto, Senior Planner; Daniel Heischman, Assistant Director of Engineering Services – Development; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the April 6, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan for a retail business in Prosper Commons (Wild Fork Foods), on 1.3± acres, located on the northwest corner of Coit Road and US 380. The property is zoned Planned Development-2 (PD-2). (D21-0019).**
- 3c. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 7, on 1.3± acres, located on the northwest corner of Coit Road and US 380. The property is zoned Planned Development-2 (PD-2). (D21-0020).**
- 3d. Consider and act upon a Replat for Steeplechase Lakes of Prosper, Tract 2R, Block A, Lot 41R, on 2.9± acres, located north of First Street, west of Coit Road. The property is zoned Planned Development-16 (PD-16). (D21-0023).**
- 3e. Consider and act upon a Final Plat for Prosper Elementary School, No. 15 Addition, Block A, Lot 1, on 14.4± acres, located on the east side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D21-0026).**
- 3f. Consider and act upon a Final Plat for Lakes at Legacy Phase, for 64 single family residential lots, and six (6) HOA lots, on 15.7± acres, located on the west side of Legacy Drive, north of US 380. The property is zoned Planned Development-65 (PD-65). (D21-0027).**

Motion by Daniel, second by Charles, 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 Prosper ISD Elementary School, No. 15, on 14.4± acres, located on the east side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D21-0025).**

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

Motion by Daniel, second by Long, 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 Planned Development-86 (PD-86) to Planned Development (PD), on 63.3± acres, to allow for an age-restricted single family detached, condominium development, located on the west side of Custer Road, south of First Street. (Z20-0027).**

Glushko: Summarized the request, presented exhibits, and recommended approval, subject to the conditions outlined in the staff report.

John Delin (Applicant): Provided a presentation regarding the proposed rezoning request and development.

Justin Lansdowne (Applicant): Provided engineering information related to the project.

Bob Benson (260 Yosemite Drive): Spoke in support of the request.

Benjy R. Green (340 Yosemite Drive): Spoke in support of the request.

Commissioners discussed the proposed use, building setbacks, berms, ground cover between units, sidewalk widths, proposed walls and fencing, and tree mitigation. Generally expressed support for the proposed use, building setbacks, ground cover between units, and sidewalk widths. Voiced concern with the use of molded or pre-cast composite walls throughout the development. Indicated desire to require berms until outcomes of flood study and reclamation is known. Expressed support for tree mitigation in accordance with Town standards.

Motion by Daniel, second by Charles, to approve Item 5, subject to:

- 1) The requirement for berms along Custer Road, regardless of flood study or reclamation effort outcomes;
- 2) Prohibition of molded or pre-cast composite walls; and
- 3) Tree Mitigation being required, in accordance with Town standards.

Motion approved 7-0.

6. **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.

7. **Adjourn.**

Motion by Pettis, second by Long, to adjourn. Motion approved 7-0 at 8:01 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary