



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Wednesday, May 2, 2018, 6:00 p.m.

1. Call to Order / Roll Call

2. Pledge of Allegiance.

3. **CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

3a. Consider and act upon minutes from the April 17, 2018, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Preliminary Site Plan for an elementary school (PISD), on 11.5± acres, located on the south side of Fishtrap Road, 1,200± feet west of Legacy Drive. The property is zoned Planned Development-14 (PD-14) and Planned Development-65 (PD-65). (D18-0021).

3c. Consider and act upon a Site Plan for a restaurant with drive-through in Gates of Prosper (Panera Bread), on 1.5± acres, located on the north side of Richland Boulevard, 500± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D18-0032).

3d. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block B, Lot 5, on 1.5± acres, located on the north side of Richland Boulevard, 500± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D18-0033).

REGULAR AGENDA

If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.

4. Conduct a Public Hearing, and consider and act upon a request to rezone Planned Development-25 (PD-25) and Planned Development-39 (PD-39), on 1,364.1± acres, in order to divide PD-25 and PD-39 into new Planned Developments corresponding with current ownership, and allocating existing entitlements accordingly, located north of US 380, east of Coit Road, west of Custer Road, and north and south of First Street. (Z18-0001). **(REQUEST TO BE TABLED)**

5. Conduct a Public Hearing, and consider and act upon a Replat of Preserve at Doe Creek, Phase 1, Block A, Lots A-1X-R and 2-R and Block C, Lots 8 and C-1X-R, located on the

southwest and southeast corners of Red Fox Drive and Gee Road. The property is zoned Planned Development-53-Single Family (PD-53). (D18-0023).

6. Conduct a Public Hearing, and consider and act upon a request to amend Specific Use Permit-19 (S-19) for a Child Day Care Center (Alpha Montessori), on 2.4± acres, located on Legacy Drive, 500± feet north of Prairie Drive. The property is zoned Planned Development-65-Single Family (PD-65) and Specific Use Permit (S-19). (S18-0002).
7. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through in Westfork Crossing (Lot 3), on 1.0± acre, located on the north side of US 380, 700± feet west of Gee Road. The property is zoned Commercial (C). (S18-0003).
8. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through in Westfork Crossing (Lot 5), on 2.2± acres, located on the north side of US 380, 1,000± feet west of Gee Road. The property is zoned Commercial (C). (S18-0004).
9. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through, in Windsong Ranch Marketplace (Panera Bread), on 1.2± acres, located on the north side of US 380, 500± feet west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (S18-0005).
10. Conduct a Public Hearing, and consider and act upon a request to amend the Old Town Inset Map of the Future Land Use Plan from Old Town Core – Single Family to Old Town Core – Retail, located on the east side of Coleman Street, between Fifth Street and north of Seventh Street. (CA18-0001). [*Companion Cases Z18-0002 and MD18-0003*]
11. Conduct a Public Hearing, and consider and act upon a request to rezone 0.7± acre from Single Family-15 (SF-15) to Downtown Retail (DTR), located on the southeast corner of Seventh Street and Coleman Street. (Z18-0002). [*Companion Cases CA18-0001 and MD18-0003*]
12. Consider and act upon a request for a Façade Exception for Cornerstone, located on the southeast corner of Seventh Street and Coleman Street. (MD18-0003). [*Companion Cases CA18-0001 and Z18-0002*]
13. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 3, Section 1 “Use of Land and Buildings” and Section 2 “Definitions” of the Zoning Ordinance, regarding Home Occupation, Child Care Centers, Household Care Facilities, and Community Homes. (Z17-0015).
14. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on April 27, 2018, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Planning & Zoning Commission.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning & Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.