



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 4, 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, Chris Kern, and Sarah Peterson.

Commissioners absent: Michael Pettis and Doug Charles.

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 20, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan for a retail multitenant building, on 1.1± acres, located on the east side of Preston Road, south of Prosper Trail. The property is zoned Retail (R). (D19-0124).**
- 3c. Consider and act upon a Final Plat for North Preston Village, Block A, Lot 4, on 1.1± acres, located on the east side of Preston Road, south of Prosper Trail. The property is zoned Retail (R). (D19-0125).**
- 3d. Consider and act upon a Final Plat for Hills at Legacy, Phase 2, for 59 single family residential lots and one (1) HOA/open space lot and a Revised Conveyance Plat for Prosper Center, Block B, Lot 2R, on 26.5± acres, located on the northwest corner of Prairie Drive and Mahard Parkway. The property is zoned Planned Development-65 (PD-65) and Office (O). (D20-0096).**
- 3e. Consider and act upon a Preliminary Plat for Windsong Ranch, Phases 7B,7D-7I, for 301 single family residential lots and ten (10) HOA/open space lots, on 134.2± acres, located west of Windsong Parkway, south of Prosper Road. The property is zoned Planned Development-40 (PD-40). (D21-0016).**

- 3f. Consider and act upon a Final Plat for Windsong Ranch Phases 7E & 7F, for 81 single family residential lots, and three (3) HOA/open space lots, on 33.1± acres, located west of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D21-0028).
- 3g. Consider and act upon a Site Plan for an office/warehouse building, on 4.6± acres, on the south side of Industry Way, east of Cook Lane. The property is zoned Planned Development-26 (PD-26). (D21-0030).
- 3h. Consider and act upon a Final Plat/Conveyance Plat for Prosper Business Park, Block B, Lots 3 & 9, on 20.3± acres, on the south side of Industry Way, east of Cook Lane. The property is zoned Planned Development-26 (PD-26). (D21-0031).
- 3i. Consider and act upon a Preliminary Site Plan for a cemetery and a funeral home with crematorium, on 53.3± acres, located on the west side of Custer Road, north of US 380. The property is zoned Planned Development-105 (PD-105). (D21-0032).
- 3j. Consider and act upon a Conveyance Plat for SCI Prosper Trail Addition, Block A, Lots 1 & 2, on 53.3± acres, located on the west side of Custer Road, north of US 380. The property is zoned Planned Development-105 (PD-105). (D21-0033).

Motion by Daniel, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

#### REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon an amendment to the Thoroughfare Plan to realign segments of Mahard Parkway, Lovers Lane, Prairie Drive, and Shawnee Trail. (CA21-0003).

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

Chairman Cotten opened the Public Hearing.

There being no speakers, Chairman Cotten closed the Public Hearing.

Motion by Long, second by Kern, to approve Item 4, subject to staff recommendations. Motion approved 5-0.

- 5. 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.

- 6. Adjourn.

Motion by Daniel, second by Kern, to adjourn. Motion approved 5-0 at 6:18 p.m.

EMendez

Evelyn Mendez, Planning Technician

Chris Long

Chris Long, Secretary