



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 1, 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: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Chris Long, Doug Charles, Sekou Harris, Chris Kern, and Michael Pettis (via teleconference).

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the May 18, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan for a parking lot, on 1.1± acres, located on the northeast corner of First Street and Craig Road. The property is zoned Planned Development-17 (PD-17). (D21-0018).**
- 3c. Consider and act upon a Final Plat for Cambridge Park Estates, Phase 2, for 110 single family residential lots and 2 HOA/open space lots, on 42.5± acres, located on the south side of Coleman Street, west of Preston Road. This property is zoned Single Family-12.5 (SF-12.5). (D21-0038).**
- 3d. Consider and act upon a Preliminary Site Plan for a hospital (Encompass Health), on 34.2± acres, located on the east side of Mahard Parkway, north of US 380. The property is zoned Planned Development-47 (PD-47). (D21-0039).**
- 3e. Consider and act upon a Final Plat for Windsong Ranch Phases 7I, for 25 single family residential lots, and two (2) HOA/open space lots, on 31.8± acres, located west of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D21-0042).**
- 3f. Consider and act upon a Revised Conveyance Plat for Prosper Center, Block B, Lots 1, 2, and 3, on 26.5± acres, located on the northwest corner of Mahard Parkway**

and Prairie Drive. The property is zoned Office (O) and Planned Development-65 (PD-65). (D21-0043).

- 3g. Consider and act upon a Preliminary Site Plan for Prosper Center Office, on 8.2± acres, located on the northwest corner of Mahard Parkway and Prairie Drive. The property is zoned Office (O). (D21-0044).
- 3h. Consider and act upon a Revised Conveyance Plat for Prosper Center, Block D, Lots 5, 6, 7, and 9, on 18.0± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. The property is zoned Office (O), Planned Development-98 (PD-98), Planned Development-99 (PD-99), and Planned Development-101 (PD-101). (D21-0048).

Commissioner Charles requested Item 3e. be pulled from the Consent Agenda.

Motion by Peterson, second by Charles, to approve Items 3a., 3b., 3c., 3d., 3f., 3g., and 3h. on the Consent Agenda, subject to Town staff recommendations. Motion approved 7-0.

Charles: Inquired about floodplain and retaining walls in the area.

Heischman: Provided information related to the floodplain and retaining walls in the area.

Motion by Charles, second by Long, to approve item 3e., subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Consider and act upon a Conceptual Development Plan for Encompass Health, on 8.2± acres, located on the east side of Mahard Parkway, north of US 380. The property is zoned Planned Development-47 (PD-47). (D21-0034).

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

Commissioners expressed support for the request.

Motion by Peterson, second by Charles, 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 amend the Future Land Use Plan from Low Density Residential to Retail & Neighborhood Services, generally located on the east side of Preston Road, north of St. Peter Lane. This is a companion case to Z21-0003. (CA21-0001). [REQUEST TO BE TABLED]
- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 13.3± acres from Single Family-15 (SF-15) to Planned Development-Retail (PD-R), generally to allow for an office/retail development, located on the east side of Preston Road, north of St. Peter Lane. (Z21-0003). [REQUEST TO BE TABLED]

Items 5 and 6 were considered concurrently.

Glushko: Indicated the applicant has requested the items be tabled and the Public Hearings continued to the June 15, 2021, Planning & Zoning Commission meeting.

Lena Smith (2521 Wildflower Way): Spoke in opposition to the request.

Motion by Kern, second by Harris, to table Item 5, and continue the Public Hearing to the June 15, 2021, Planning & Zoning Commission meeting. Motion approved 7-0.

Motion by Kern, second by Charles, to table Item 6, and continue the Public Hearing to the June 15, 2021, Planning & Zoning Commission meeting. Motion approved 7-0.

Commissioner Pettis left the meeting at 6:26 p.m.

7. **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.

8. **Adjourn.**

Motion by Long, second by Harris, to adjourn. Motion approved 6-0 at 6:29 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary