



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, June 5, 2018, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners present: Chairman John Alzner, Vice Chairman Bobby Atteberry, Secretary Brandon Daniel, Marcus Ray, Charles Cotten, and Amy Bartley
Commissioner absent: Sarah Peterson

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Planner; and Pamela Clark, Planning Technician

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the May 15, 2018, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D17-0065).**
- 3c. Consider and act upon a Site Plan for a restaurant with drive-through service (Panera Bread) in Windsong Ranch Marketplace, on 1.3± acres, located on the north side of US 380, 500± feet west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) and Specific Use Permit-28 (S-28). (D18-0026).**
- 3d. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 13, on 1.3± acres, located on the north side of US 380, 500± feet west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) and Specific Use Permit-28 (S-28). (D18-0027).**
- 3e. Consider and act upon a Preliminary Plat for Legacy Garden, Phase 1C, for 16 single family residential lots and 1 HOA/open space lot, on 9.4± acres, located 700± feet north of Prosper Trail, 2,400± feet west of Dallas Parkway. The property is zoned Planned Development-74 (PD-74). (D18-0028).**
- 3f. Consider and act upon a Final Plat for Prosper Center, Block A, Lot 8, on 11.5± acres, located on the south side of Fishtrap Road, 1,400± feet west of Legacy Drive. The property is zoned Planned Development-14 (PD-14) and Planned Development-65 (PD-65). (D18-0038).**

- 3g. Consider and act upon a Site Plan for building material and hardware sales, major (World Wide Rock), on 8.6± acres, located on the east side of Cook Lane, 300± feet south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D18-0041).
- 3h. Consider and act upon a Conveyance Plat and Final Plat for WWRE Holdings Addition, Block A, Lots 1-2, on 14.0± acres, located on the southeast corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D18-0042).
- 3i. Consider and act upon a Site Plan for an Amenity Center for Legacy Gardens, on 3.7± acres, located on the northwest corner of Beverly Drive and Wynn Avenue. The property is zoned Planned Development-36 (PD-36). (D18-0043).
- 3j. Consider and act upon a Revised Conveyance Plat for Prosper Trails Office Center, Block A, Lots 1-5, on 2.5± acres, located on the south side of Prosper Trail, 500± feet west of Coit Road. The property is zoned Office (O). (D18-0045).
- 3k. Consider and act upon a Site Plan for an Amenity Center in Windsong Ranch (Crystal Lagoon), on 25.3± acres, located on the northeast corner of Windsong Parkway and Pepper Grass Lane. The property is zoned Planned Development-40 (PD-40). (D18-0046).

Motioned by Atteberry, seconded by Ray, to approve the Consent Agenda, subject to Town staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a Replat of Andrews Addition, Block A, Lots 1R and 2R, located on the north side of Prosper Trail, 2,400± feet west of Dallas Parkway. The property is zoned Agricultural (A) and Planned Development-74-Single Family (PD-74). (D18-0035).

Clark: Summarized the request and recommended approval.

Chairman Alzner opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Motioned by Daniel, seconded by Atteberry, to approve Item 4, subject to Town staff recommendations. Motion approved 6-0.

- 5. Consider and act upon a Preliminary Site Plan for a medical/general office development (Prosper Trails Office Center), and a solid living screen in lieu of a masonry wall, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D18-0044).

Glushko: Summarized the request and presented exhibits provided by the applicant. Recommended approval of the request.

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Motioned by Cotten, seconded by Daniel, to approve Item 5, subject to Town staff recommendations. Motion approved 6-0.

6. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-67 (PD-67), on 78.5± acres, located on the northwest corner of Preston Road and Richland Boulevard, generally to modify the development standards (Z18-0003).**

Glushko: Summarized the request and presented exhibits provided by the applicant. Recommended approval subject to removal of one (1) building pad on the wide side of Preston Road, north of Richland Boulevard.

Chairman Alzner opened the Public Hearing.

Scott Shipp (Developer): Discussed the need for a PD amendment, development constraints, and market demands.

There being no other speakers the Public Hearing was closed.

Alzner: Inquired about the necessity and binding nature of zoning concept plans.

Commissioners voiced support for the proposed PD amendment and revised concept plan as submitted by the applicant.

Motioned by Cotten, seconded Daniel, to approve Item 6, as submitted by the applicant. Motion approved 6-0.

7. **Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

Glushko: Summarized recent action taken by Town Council. Reminded Commissioners of the Town Hall tour scheduled for June 19th.

8. **Adjourn.**

Motioned by Cotten, seconded by Atteberry, to adjourn. Motion approved 6-0 at 6:59 p.m.


Pamela Clark, Planning Technician


Brandon Daniel, Secretary