



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, June 21, 2022, 6:00 p.m.

**Notice Regarding Public Participation**

Welcome to the Planning & Zoning Commission meeting. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

**To access the videoconference online, follow these instructions:**

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/81847978852>

Enter Meeting ID: 818 4797 8852

To request to speak, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers: +1 346 248 7799

Enter Meeting ID: 818 4797 8852

To request to speak, enter \*9. The meeting moderator will acknowledge your request and allow you to speak.

**Addressing the Planning & Zoning Commission:**

- Those wishing to address the Commission must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.
- **If you are attending in person**, please submit this form to the Board Chair or a staff member prior to the meeting. When called upon, please come to the podium and state your name and address for the record.
- **If you are attending online/virtually**, please submit this form prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

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 5, 2022, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon minutes from the April 19, 2022, Planning & Zoning Commission Regular meeting.
- 3c.** Consider and act upon minutes from the June 7, 2022, Planning & Zoning Commission Regular meeting.
- 3d.** Consider and act upon a Final Plat for Windsong Ranch Office Addition, Block A, Lot 1, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0045).
- 3e.** Consider and act upon a Replat for Prosper Business Park, Block A, Lot 8R, on 8.9± acres, located on the east side of Technology Lane, south of Industry Way. The property is zoned Planned Development-26 (PD-26). (D22-0048).
- 3f.** Consider and act upon a Site Plan, for an amenity center, in the Ladera development, on 0.8± acres, located on south of First Street and west of Custer Road. The property is zoned Planned Development-107 (PD-107). (D22-0051).

### **CITIZEN COMMENTS**

The public is invited to address the Planning & Zoning Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to the Development Services Department prior to the meeting.

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

- 4.** Consider and act upon a request for a Site Plan including Solid Living Screening, for Denton ISD Middle School, No. 9, on 49.9± acres, generally located east of FM 1385, north of Fishtrap Road. The property is zoned Agricultural (A). (D20-0102).
- 5.** Consider and act upon a Site Plan, for a veterinary office, in the Windsong Ranch development, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0044).
- 6.** Consider and act upon a Site Plan for a restaurant, on 0.6± acres, located on the southeast corner of Coleman Street and Broadway Street. The property is zoned Commercial. (D22-0046).

7. Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance, Chapter 3, Section 1.3 Schedule of Uses, Chapter 3, Section 1.4 Conditional Development Standards, and Chapter 3, Section 2.2 Definitions, to include "Food Pantry", in the Agricultural, "A," zoning district. (MD22-0005).
8. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, on 1.2± acres, in the Victory at Frontier development. The property is zoned Planned Development-10 & Specific Use Permit 38 (PD-10 & S-38). (S22-0004).
9. Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002) **(REQUEST TO TABLE)**
10. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-93 (PD-93), on 0.8 ± acres, located on the on the south side of East Broadway Street, west of North Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006) **(REQUEST TO TABLE)**
11. Conduct a Public Hearing, and consider and act upon a request to rezone 42.3± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004).
12. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
13. 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 at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, June 17, 2022, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, Town Secretary

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Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council 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 Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Hall is 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.