



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 5, 2022, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Mike Pettis, Doug Charles, Sekou Harris, Damon Jackson and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician

2. Recitation of the Pledge of Allegiance

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the June 21, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan and Façade Plan for a Hotel, on 1.8± acres, located on the west side of Mahard Parkway, south of Prairie Drive. The property is zoned Planned Development-101 (PD-101). (D22-0031).**
- 3c. Consider and act upon a Preliminary Site Plan for Gates of Prosper, Phase 3, consisting of retail and restaurant, on 33.3± acres, located on the west side of Preston Road, south of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D22-0054).**
- 3d. Consider and act upon a Final Plat for Windsong Ranch, Phase 7G, for 53 single family residential lots, and one (1) HOA/open space lots, on 145.4± acres, located on the west side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D22-0055).**
- 3e. Consider and act upon a Site Plan, for expansion to an existing building, Prosper Counseling, on 0.3± acres, located on the southeast corner of Coleman Street. and Third Street. The property is zoned Downtown Office (DTO). (D22-0057).**
- 3f. Consider and act upon a Replat for Bryant's Addition, Block 11, Lot 1R, on 0.6± acres, located on the southeast corner of East Broadway Street and South Coleman Street. The property is zoned Commercial (C). (D22-0060).**
- 3g. Consider and act upon a Preliminary Site Plan for an Amenity Center and Public Park, Block A, Lots 1-2, on 9.37± acres, located on the northeast corner of Cool River Trail and Starwood Drive. The property is zoned Planned Development-66(PD-66). (D22-0061).**

Motioned by Van Wolfe, seconded by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

4. **Conduct a Public Hearing, and consider and act upon a request to rezone 5.7± 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)**

Soto: Presented exhibits and recommended approval subject to approval of a development agreement.

Chair Daniel opened the Public Hearing.

Matt Moore (Applicant Representative): Presented information on hotel and amenities provided to meet limited service requirements.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motion by Charles, seconded by Harris, to approve Item 4, subject to staff recommendations and approval of a development agreement. Motion approved 6-1. Peterson voted in opposition to the request.

5. **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 southwest corner of Broadway Street and Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006).**

Soto: Presented exhibit and recommended approval of the request subject to approval of a development agreement.

Chair Daniel opened the Public Hearing.

Matt Moore (Applicant Representative): Provided information regarding the proposed use.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motioned by Jackson, seconded by Pettis, to approve Item 5 subject to staff recommendations and approval of a development agreement. Motion approved 7-0.

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

Soto: Provided a summary of recent action taken by Town Council.

7. **Adjourn.**

Motioned by Pettis, seconded by Harris to adjourn. Motion approved 7-0 at 6:34 p.m..



Doug Braches, Planning Technician



Michael Pettis, Secretary