



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 20, 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: Vice-Chair Sarah Peterson, Secretary Chris Long, Doug Charles, Sekou Harris, Chris Kern, and Michael Pettis.

Commissioners absent: Chair Brandon Daniel

Staff present: Alex Glushko, Planning Manager; David Soto, Senior Planner; and Evelyn Mendez, Planning Technician

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the July 6, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Plat for Town Lake Village, for 275 single family residential lots, thirteen (13) HOA/open space lots, Town park dedication, and a Private Social Club lot, on 163.2± acres, located on the north side of First Street, east of Coit Road. The property is zoned Planned Development-90 (PD-90). (D20-0101).**
- 3c. Consider and act upon a Final Plat for Lakewood, Phase 5, for 93 single family residential lots, and ten (10) HOA/open space lots, on 40.8± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87). (D21-0006).**
- 3d. Consider and act upon a Preliminary Site Plan for a multifamily development in the Gates of Prosper, on 16.9± acres, located on the northwest corner of Coleman Street and Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D21-0040).**
- 3e. Consider and act upon a Preliminary Site Plan for Eagle Crossing, Phase 2, on 9.5± acres, located on the west side of Coleman Street, south of Prosper Trail. The property is zoned Commercial (C). (D21-0055).**

- 3f. **Consider and act upon a Site Plan for a medical office, on 0.5± acres, located on the northeast corner of Broadway Street and Coleman Street. The property is zoned Downtown Office (DTO). (D21-0065).**

Motion by Charles, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

4. **Consider and act upon a Site Plan for parking lot expansion including Solid Living Screen, for Gateway Church, on 6.6± acres, located on the north side of Prosper Trail, west of Custer Road. The property is zoned Planned Development-57 (PD-57). (D21-0049).**

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

Commissioners expressed support for the request.

Motion by Kern, second by Charles, to approve Item 4, subject to staff recommendations. Motion approved 6-0.

5. **Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40 (PD-40), on 16.9± acres, Windsong Ranch Marketplace, located on the north side of US 380, east of Gee Road, in order to facilitate the development of two (2) drive-through restaurants. (Z21-0007).**

Soto: Summarized the request, presented exhibits, and recommended approval, noting concerns related to the proposed building sizes.

Commissioners Kern and Charles expressed concern with the proposed request noting existing congestion with traffic on adjacent roadways as well as internally within the existing development.

Kevin Weir (Applicant): Provided information regarding the proposed development, including traffic, circulation, and stacking information.

Vice-Chair Peterson opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Kern, second by Charles, to deny Item 5. Motions withdrawn by Commissioners Kern and Charles following additional discussion related to Commissioner concerns.

Motion by Charles, second by Kern, to deny Item 5. Motion to deny approved 4-2. Commissioners Harris and Long voted in opposition to the request to deny.

6. **Conduct a Public Hearing, and consider and act upon a request to rezone 163.2± acres, from Planned Development-90 (PD-90) to Planned Development (PD), to facilitate the development of a single family residential subdivision with private social club, located on the north side of First Street, east of Coit Road. (Z20-0021).**

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

Vice-Chair Peterson opened the Public Hearing.

Adam James (Applicant): Provided a presentation regarding the proposed rezoning request and development.

The following residents spoke in support of the request: Miro Curac, 301 Kebler Drive; Joseph Sain, 124 Townlake Drive; David Kirkwood, 281 Kebler Drive; Brent Kirby, 3410 Beachwood Drive; Bob Benson, 260 Yosemite Drive; and Mary Collins, 156 Townlake Drive.

There being no additional speakers, the Public Hearing was closed.

Commissioners expressed support for the request.

Motion by Charles, second by Harris, to approve Item 6. 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: Provided a summary of recent action taken by Town Council and noted an upcoming discussion scheduled for Town Council on July 26, 2021, by Khara Dodds, Director of Development Services, regarding design guidelines for the Dallas North Tollway corridor.

8. Adjourn.

Motion by Pettis, second by Long, to adjourn. Motion approved 6-0 at 7:13 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary