



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 3, 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 6:00 p.m.

Commissioners present: Chair Brandon Daniel, Doug Charles, Sekou Harris, and Michael Pettis.

Commissioners absent: Vice-Chair Sarah Peterson, Secretary Chris Long, and Chris Kern.

Staff present: Khara Dodds, Director of Development Services; Alex Glushko, Planning Manager; David Soto, Senior Planner (via teleconference); and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the July 20, 2021, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Site Plan for an office/warehouse building (Prosper Business Park), on 4.8± acres, located south of Industry Way, east of Cook Lane. The property is zoned Planned Development-26 (PD-26). (D21-0066).

3c. Consider and act upon a Final Plat/Conveyance Plat for Prosper Business Park, Block B, Lots 5 & 9, on 12.7± acres, located south of Industry Way, east of Cook Lane. The property is zoned Planned Development-26 (PD-26). (D21-0067).

3d. Consider and act upon a Preliminary Plat for Starview, in the Gates of Prosper, for 181 single family residential lots and four (4) HOA/open space lots, on 64.6± acres, located on the northeast corner of Lovers Lane and Coleman Street. The property is zoned Planned Development-67 (PD-67). (D21-0068).

3e. Consider and act upon a 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). (D21-0070).

Motion by Pettis, second by Harris, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

REGULAR AGENDA

- 4. Consider and act upon a Site Plan for Temporary Buildings at Rhea's Mill Baptist Church, on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agricultural (A). (D21-0077)**

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

Commissioner Pettis requested additional information regarding the proposed request and timing of existing and proposed church construction.

Jared Meir (Applicant): Provided information related to the construction delays, current timelines, and future campus construction.

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

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 119.4± acres from Planned Development-90 (PD-90), to Planned Development (PD), located on the north side of US 380, east of Coit Road, generally to amend the single-family detached residential and single-family attached (townhome) residential development standards. (Z21-0009).**

Glushko: Summarized the request, presented exhibits, recommended approval, and noting concerns presented by Commissioner Kern prior to the meeting.

Chair Daniel opened the Public Hearing.

Koteswar Kollu (931 Moorland Pass): Inquired about fencing and easements related to the development.

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

Commissioner Charles expressed general support for the overall development concept; however, indicated concern regarding the proposed lot widths.

Motion by Pettis, second by Harris, to approve the Item 5, subject to staff recommendations. Motion approved 3-1. Commissioner Charles voted in opposition to the request.

- 6. Update on the Dallas North Tollway regarding land uses and design standards.**

Presentation postponed to the August 17, 2021 Planning & Zoning Commission meeting.

- 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 Harris, second by Pettis, to adjourn. Motion approved 4-0 at 7:14 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary