



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 17, 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: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris, Chris Kern, and Michael Pettis.

Commissioners absent: Secretary Chris Long.

Staff present: Khara Dodds, Director of Development Services; 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 August 3, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. A Preliminary Site Plan for Windsong Ranch Market Place, on 17.0± acres, located on the north side of US 380, east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D21-0046).**
- 3c. Consider and act upon a Final Plat/Replat for Windsong Ranch Market Place, Block A, Lots 7R, 9, 15, and 16R, on 17.0± acres, located on the north side of US 380, east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D21-0047).**
- 3d. Consider and act upon a Preliminary Plat for Ladera Prosper, Block A, Lot 1, on 63.3± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-107 (PD-107). (D21-0074).**
- 3e. Consider and act upon a Preliminary Site Plan for Brookhollow Ladera, on 63.3± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-107 (PD-107). (D21-0075).**
- 3f. Consider and act upon a Site Plan for a multi-tenant retail building, on 0.8± acres, located on the north side of US 380, east of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D21-0076).**

- 3g. Consider and act upon a Site Plan for Gates of Prosper, Phase 3, on 12.9± acres, located on north side of US 380, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D21-0078).
- 3h. Consider and act upon a Site Plan for a Landscape Maintenance Facility, in Windsong Ranch, on 1.9± acres, located on the west side of Good Hope Road, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D21-0079).
- 3i. Consider and act upon a Final Plat for Windsong Ranch Maintenance Facility, Block A, Lot 1, on 1.9± acres, located on the west side of Good Hope Road, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D21-0080).

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

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Commercial Equestrian Center (Whispering Farms Equestrian Center), on 26.5± acres, located on the south side of Prosper Trail, east of Coit Road. (S21-0002).

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

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Peterson, second by Harris, to approve Item 4. Motion approved 6-0.

- 5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Major Nursery (Calloway's), in Gates of Prosper, on 3.2± acres, located on the north side of Richland Boulevard, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (S21-0001).

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

Commissioners discussed exterior elevations.

Chair Daniel opened the Public Hearing.

Scott Shipp (Applicant): Provided information regarding the proposed development.

Marce Ward (Calloway's): Provided information related the Calloway's company, operations, and proposed building design.

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

Commissioners expressed support for the proposed development.

Motion by Charles, second by Harris, to approve Item 5. Motion approved 6-0.

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

Dodds: Presented information regarding land uses and design standards along the Dallas North Tollway.

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 Peterson, second by Pettis, to adjourn. Motion approved 6-0 at 6:47 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary