



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, August 20, 2019, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners present: Chairman Charles Cotten, Vice-Chairman Bobby Atteberry, Secretary Brandon Daniel, Amy Bartley, Joe Grinstead, and Chris Long.

Commissioner absent: Sarah Peterson.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Pamela Clark, Planning/GIS Specialist; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the August 6, 2019, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Revised Preliminary Site Plan for a commercial development (Prosper Town Center), on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D19-0049).**
- 3c. Consider and act upon a Site Plan for a Medical Office (CareNow), on 0.8± acres, located on the north side of US 380, west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D19-0058).**
- 3d. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 11, on 0.8± acres, located on the north side of US 380, west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D19-0059).**
- 3e. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 3D, for 95 single family residential lots and three (3) HOA/open space lots, on 75.6± acres, located west of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D19-0070).**
- 3f. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 5D, for 93 single family residential lots and seven (7) HOA/open space lots, on 38.2± acres, located on the southwest corner of the future extension of Windsong Parkway North and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D19-0071).**
- 3g. Consider and act upon a Revised Conveyance Plat for Prosper Center, Block A, Lots 5, 9, and 10, on 17.4± acres, located on the northwest corner of Legacy Drive**

and Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0072).

- 3h. Consider and act upon a revised Final Plat for Parks at Legacy, Phase 4, for 28 single family residential lots, on 9.2± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0073).

Secretary Daniel requested Item 3b. be pulled from the Consent Agenda.

Motioned by Atteberry, seconded by Bartley, to approve Items 3a., 3c., 3d., 3e., 3f., 3g., and 3h. on the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Regarding Item 3b., the Commission inquired about proposed changes to the Preliminary Site Plan, noting concerns with the drive-through restaurants depicted along First Street.

Ingalls: Provided a history of Preliminary Site Plan approval, noting the basis for the proposed Preliminary Site Plan is for the development of the medical office buildings located within the interior of the subject property. Informed the Commission the Preliminary Site Plan complies with all Town standards and Planned Development-7 (PD-7).

Michael Doggett (Applicant): Provided information regarding the proposed development and Preliminary Site Plan. Indicated the purpose of the Preliminary Site Plan is to allow for the development of medical office buildings, and the remainder of the plan is conceptual in nature and may not accurately reflect future development.

Glushko: Informed the Commission that Preliminary Site Plan and Site Plan approval is ministerial in nature and that plans which meet all Town standards should be approved by the Commission.

Motioned by Bartley, seconded by Daniel, to table Item 3b. Motion approved 4-2. Commissioners Atteberry and Grinstead voted in opposition.

REGULAR AGENDA

4. Consider and act upon a Preliminary Site Plan for an office/retail development (Prosper Center), on 8.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0068).

Ingalls: Summarized the request, provided information regarding the applicant's request for solid living screening in lieu of a masonry wall along the western property line, and recommended approval.

Commissioners voiced support for the request.

Motioned by Daniel, seconded by Grinstead, 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 Planned Development-33 (PD-33), on 127.9± acres, located on the southwest corner of Prosper Trail and Cook Lane, to allow for the expansion of a House of Worship (Prestonwood Baptist Church), including a Private School and Gymnasium. (Z19-0012).**

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

Chairman Cotten opened the Public Hearing.

Jill Styron-Smith (Applicant): Provided general information regarding the proposed development.

There being no speakers, the Public Hearing was closed.

Motioned by Atteberry, seconded by Daniel, to approve the Item 5. Motion approved 6-0.

6. **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 actions taken by the Town Council.

7. **Adjourn.**

Motioned by Atteberry, seconded by Daniel, to adjourn. Motion approved 6-0 at 6:29 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary