



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, September 21, 2021, 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 Chris Long, Doug Charles, Sekou Harris, Chris Kern, and Michael Pettis.

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 September 7, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan for a retail/restaurant building, on 1.2± acres, located on the northwest corner of Broadway Street and Crockett Street. The property is zoned Downtown Retail (DTR). (D21-0059).**
- 3c. Consider and act upon a Replat for Gates of Prosper, Phase 2, Block A, Lot 7R, on 2.8± acres, located on the north side of Richland Boulevard, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D21-0062).**
- 3d. Consider and act upon a Revised Preliminary Site Plan for Major Nursery (Calloway's), in Gates of Prosper, on 2.8± acres, located on the north side of Richland Boulevard, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D21-0063).**
- 3e. Consider and act upon a Revised Preliminary Site Plan for Victory at Frontier, on 28.2± acres, located on the southwest corner of Frontier Parkway and Preston Road. The property is zoned Planned Development-10 (PD-10). (D21-0064).**
- 3f. Consider and act upon a Site Plan for Major Nursery (Calloway's), in Gates of Prosper, on 2.8± acres, located on the north side of Richland Boulevard, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D21-0071).**
- 3g. Consider and act upon a Site Plan for an age-restricted multifamily development, on 10.3± acres, located on the south side of Prairie Dive, west of Mahard Parkway. The property is zoned Planned Development-98 (PD-98). (D21-0081).**

- 3h. Consider and act upon a Final Plat for Prosper Center, Block D, Lot 5, on 10.3± acres, located on the south side of Prairie Dive, west of Mahard Parkway. The property is zoned Planned Development-98 (PD-98). (D21-0082).
- 3i. Consider and act upon a Conveyance Plat for MSW Prosper 380 Addition, Block A, Lot 1, on 34.2± acres, located on the southeast corner of Mahard Parkway, and Prairie Drive. The property is zoned Planned Development-47 (PD-47). (D21-0088).
- 3j. Consider and act upon a Conveyance Plat for SC TW – 380 Addition, Block A, Lot 1, on 60.9± acres, located on the north side of Prairie Drive, east of Legacy Drive. The property is zoned Planned Development-71 (PD-71). (D21-0089).
- 3k. Consider and act upon a Site Plan for a medical office (Encompass Health), on 6.9± acres, located on the east side of Mahard Parkway, north of US 380. The property is zoned Planned Development-47 (PD-47). (D21-0090).
- 3l. Consider and act upon a Final Plat for Ladera Prosper, Phase 1, Block A, Lot 1, on 32.7 acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-107 (PD-107). (D21-0093).

Motion by Charles, second by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

**REGULAR AGENDA**

- 4. 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.

- 5. **Adjourn.**

Motion by Peterson, second by Long, to adjourn. Motion approved 7-0 at 6:05 p.m.

  
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 Evelyn Mendez, Planning Technician

  
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 Michael Pettis, Secretary