



**MINUTES**  
Regular Meeting of the  
Prosper Planning & Zoning Commission  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, November 5, 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 Brandon Daniel, Secretary Amy Bartley, Chris Kern, Chris Long, and Sarah Peterson.

Commissioners absent: Joe Grinstead.

Staff present: John Webb, Director of Development Services; Alex Glushko, Planning Manager; Scott Ingalls, 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 October 15, 2019, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Conveyance Plat for the WestSide Addition, Block A, Lots 1-21, on 63.7± acres, located on the northeast corner of US 380 and FM 1385. The property is zoned Planned Development-94 (PD-94). (D19-0015).**
- 3c. Consider and act upon a Site Plan for a multi-tenant retail/restaurant building, on 2.0± acres, located on the northeast corner of La Cima Boulevard and US 380. The property is zoned Planned Development-2 (PD-2). (D19-0023).**
- 3d. Consider and act upon a Final Plat for Hunter Gateway, Block A, Lot 1, on 2.0± acres, located on the northeast corner of La Cima Boulevard and US 380. The property is zoned Planned Development-2 (PD-2). (D19-0024).**
- 3e. Consider and act upon a Preliminary Site Plan for an office development (CHC Prosper), on 9.2± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Office (O). (D19-0060).**
- 3f. Consider and act upon a Site Plan for two (2) Medical Office Buildings (CHC Prosper), on 2.4± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Office (O). (D19-0061).**
- 3g. Consider and act upon the Final Plat for the Mav Addition, Block A, Lots 1-2, and the Conveyance Plat for the Mav Addition, Block A, Lots 3-4, on 9.2± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Office (O). (D19-0062).**

- 3h. Consider and act upon a Site Plan for a multi-tenant retail/restaurant building in Gates of Prosper, on 1.6± acres, located on the west side of Preston Road and north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0065).
- 3i. Consider and act upon a Conveyance Plat for the Prosper High School No. 3 Addition, Block A, Lot 1, on 85.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-90 (PD-90) and Agricultural (A). (D19-0094).
- 3j. Consider and act upon a Site Plan for a Medical Office (CareNow) in Gates of Prosper, on 1.4± acres, located on the east side of Preston Road, north of Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D19-0095).
- 3k. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block C, Lot 1, on 1.4± acres, located on the east side of Preston Road, north of Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D19-0096).
- 3l. Consider and act upon a Final Plat for Windsong Ranch, Phase 3D, for 95 single family residential lots, and two (2) 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). (D19-0097).
- 3m. Consider and act upon a Site Plan for a Health/Fitness Facility (LA Fitness), on 4.1± acres, located north of US 380, west of Gee Road. The property is zoned Commercial (C). (D19-0098).
- 3n. Consider and act upon a Final Plat for Westfork Crossing Addition, Block A, Lot 8, on 4.1± acres, located north of US 380, west of Gee Road. The property is zoned Commercial (C). (D19-0099).
- 3o. Consider and act upon a Revised Conveyance Plat for Westfork Crossing, Block A, Lots 7-9, on 10.6± acres, located on the northwest corner of US 380 and Gee Road. The property is zoned Commercial (C). (D19-0100).

Motioned by Daniel, seconded by Long, 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 to rezone 0.8± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the northwest corner of Second Street and Coleman Street. (Z19-0019).

*Ingalls:* Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten Opened the Public Hearing.

*Matt Moore (Applicant):* Provided information regarding the proposed request.

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

Motioned by Bartley, seconded by Daniel, to approve Item 4. Motion approved 6-0.

5. **Conduct a Public Hearing, and consider and act upon a request to rezone 2.1± acres from Office to Planned Development-Office (PD-O), located on the west side of future Mahard Drive, south of future Prairie Drive, to facilitate the development of a Limited Service Hotel (Holiday Inn Express). (Z19-0016).**

*Ingalls:* Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearing.

*Clint Richardson (Applicant):* Provided information regarding the development.

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

Commissioners voiced support for the request

Motioned by Bartley, seconded by Long, to approve Item 5. Motion approve 6-0.

6. **Conduct a Public Hearing, and consider and act upon a request to amend 654.0± acres of Planned Development-40 (PD-40), for Windsong Ranch, generally located on the west side of Teel Parkway, south of Parvin Road, in order to modify the residential development standards, including but not limited to; decreasing the overall lot count; incorporating smaller lot types; and providing architectural and landscape regulations. (Z19-0020).**

*Glushko:* Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearing.

*David Blom (Applicant):* Provided a presentation including a history of the Windsong Ranch Development, and details regarding the proposed rezoning request.

The following Windsong Ranch residents submitted a Public Meeting Appearance Card in support of the request, and addressed the Commission: Chrissy Ball, 4701 Crossvine; Patricia Bostian, 4061 Pepper Grass Lane; Natalie Greer, 4530 Desert Willow; Herman Lee, 4421 Bristleleaf Lane; Rane Pearson, 4061 Blue Sage Drive;

The following Windsong Ranch residents of submitted a Public Meeting Appearance Card in support of the request, and did not address the Commission: Susan Lee, 4421 Bristleleaf Lane.

The following Windsong Ranch residents submitted a Public Meeting Appearance Card in opposition to the request, and addressed the Commission: Scott Bailey, 3921 Pepper Grass Lane; Tim Bisbocci, 711 Alton Drive; Wanda Charles, 4360 Mill Branch Drive; Darell Floyd, 1651 Bridesong Lane; Casandra Maloney, 4500 Acacia Parkway; Jarome Meyers, 3890 Marigold Lane; Chris Nelson, 891 Greenbriar Lane; Christopher Newton, 4121 Woodbine Lane; Fareed Saba, 4061 Brazoria Drive; Rodolfo Sierra, 4140 Brazoria Drive; Thomas Vars, 4191 Pepper Grass Lane; and Luke Walker, 4440 Woodbine Lane.

The following Windsong Ranch residents submitted a Public Meeting Appearance Card in opposition to the request, and did not address the Commission: Jennifer Abrahams, 4451 Honeyvine Lane; Jill and Michael Allen, 4371 Jasmine Way; Krista Anderson-Pisz, 4030 Feathergrass Lane; Ioannis Apostolidis, 4700 Desert Willow; Josephine Bixby, 500 Esperanza Drive; Frank Camilleri, 4537 Bristleleaf Lane; Lucy Ceraldi, 901 Yellowcress Drive; Carrine Chan,

841 Greenbriar Lane; Doug Charles, 4360 Mill Branch Drive; Brian Christiansen, 4210 Porosa Lane; Leslie and Jeff Coleman, 4670 Desert Willow; Chris Cosmane, 4150 Dewberry Lane; Maria Crain, 4700 Desert Willow; Sharon Cunningham, 4401 Jasmine Way; Dave Devine, 4061 Marigold Lane; Alejandra Diob Baldocchi, 6599 Woodbine Lane; Luke and Rhiannon Ferrell, 3910 Blue Sage Drive; Brook Finnigan, 4170 Blue Sage Drive; Stephanie and Alan Ford, 3821 Maxdale Drive; Suzette Foster, 4440 Woodbine Lane; Darren Fox, 4921 Lockwood Drive; Terri Fox, 4521 Crossvine Drive; Angela Frazier, 4370 Woodbine Lane; Amanda and Christopher Hall, 461 Esperanza Drive; Elizabeth Hall, 510 Esperanza Drive; Patricia and Alvin Hammond, 4220 Brazoria Drive; Errol Hand, 881 Greenbriar Lane; Denise Hill, 711 Alton Drive; Ashley and Kent Hoffmann, 4411 Cotton Belt Lane; Trish and Carl Johnson, 331 Providence Drive; Kenneth Kemball-Cook; Yuva and Kenneth Kemball-Cook, 341 Providence Drive; Chris Krueger, 350 Berkshire Court; Rachel and Tim Lynch, 701 Alameda Drive; James Maloney, 4500 Acacia Parkway; Ginger and Brett Matthews, 441 Esperanza Drive; Betty and Ben Mayfield, 441 Esperanza Drive; Stefanie and Stewart Milch, 4070 Feathergrass Lane; Kelly and Grant Miller, 4310 Bristleleaf Lane; George Mrvos, 4361 Jasmine Way; Amy and Don Mueller, 550 Esperanza Drive; Jerome Myers, 3890 Marigold Lane; Heather and John Norris, 520 Esperanza Drive; Barbara Nugent, 961 Grassy Shore Lane; Kristin and Pdraic O'Hara, 710 Alton Drive; David Paine, 4260 Porosa Lane; Tammy Powell, 4361 Jasmine Way; Heather and Paul Rattin, 4451 Liberty Drive; Shannon and Matthew Redding, 3931 Prairie Clover Lane; Sarah Reed, 4461 Desert Willow Drive; Troy and Deborah Roth, 4230 Brazoria Drive; Deborah Russell, 1091 Cassiano Lane; Kristin and Jeremy Sax, 4350 Mueller Lane; Landon Schale, 4900 Rockcross Court; Jacqueline Sierra, 4140 Brazoria Drive; Marianne Smith, 3940 Prairie Clover Lane; Doug and McKenzie Steelman, 4220 Brazoria Drive; Cheryl Stiggers, 3980 Prairie Clover Lane; John Stockton, 841 Breenbriar Lane; Andrea Tuzzoline, 4220 Blue Sage Drive; Danielle and Curtis Usher, 3770 Dunlavy Drive; Tina Vars, 4191 Pepper Grass Lane; and Heather Wheeler, 4060 Dewberry Lane.

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

Commissioners generally expressed concern regarding the Type E (4-pack/garden home) lot concept and Type F (40' wide) lots.

Motioned by Cotten, seconded by Long, to approve Item 6, subject to the following conditions:

1. Removal of the Type E (4-pack/garden home) lots;
2. Removal of the Type F (40' wide) lots;
3. Reallocation of the 250 Type E and F lots, equally, to Type A and Type G lots; and
4. Town Council approval of a development agreement including the proposed architectural standards.

Motion approved 6-0.

7. **Presentation of recent administrative updates to the Thoroughfare Plan, reflecting existing roadway conditions, right-of-way dedication, and/or easement acquisition.**

*Glushko:* Presented administratively updated Thoroughfare Plan.

8. **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.

9. **Adjourn.**

Motioned by Daniel, seconded by Bartley, to adjourn. Motion approved 6-0 at 9:06 p.m.



Evelyn Mendez, Planning Technician



Amy Bartley, Secretary