



**AGENDA**  
**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

2. Pledge of Allegiance.

3. **CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

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). (D19-0057).
- 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).

#### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

- 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).
- 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).
- 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).

7. Presentation of recent administrative updates to the Thoroughfare Plan, reflecting existing roadway conditions, right-of-way dedication, and/or easement acquisition.
8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
9. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, November 1, 2019, and remained so posted at least 72 hours before said meeting was convened.

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Melissa Lee, Deputy Town Secretary

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Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

### **NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Town Hall is wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.</p>
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