



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, October 16, 2018, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners present: Secretary Brandon Daniel, Amy Bartley, Joe Grinstead, Chris Long, and Sarah Peterson.

Commissioners absent: Chairman Charles Cotten and Vice-Chairman Bobby Atteberry.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Evelyn Mendez, Planning Technician; Todd White, Building Official.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the October 2, 2018, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon minutes from the October 2, 2018, Planning & Zoning Commission Work Session meeting.

3c. Consider and act upon a Revised Conveyance Plat for Prosper Commons, Block B, Lots 1 and 3-10, on 22.6± acres, located on the southwest corner of Richland Boulevard and Coit Road. The property is zoned Planned Development-2 (PD-2). (D18-0075).

3d. Consider and act upon a Final Plat for Cook Children's Medical Center Addition, Block A, Lot 1, on 23.7± acres, located on the northeast corner of Windsong Parkway and US 380. The property is zoned Planned Development-91 (PD-91). (D18-0081).

3e. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 12, on 1.0± acre, located on the north side of US 380, west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D18-0085).

3f. Consider and act upon a Site Plan for a Drive-Through Restaurant (McDonald's), on 1.0± acre, located on the north side of US 380, west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D18-0086).

3g. Consider and act upon a Final Plat for Lakes at Legacy, Phase 2, for 86 single family residential lots and three (3) HOA/open space lots, and a Conveyance Plat for Prosper Center, Block C, Lot 1R, on 62.3± acres, located on the west side of Legacy

Drive, south of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D18-0089).

Motioned by Peterson, seconded by Grinstead, to approve the Consent Agenda, subject to Town staff recommendations. Motion approved 5-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-17 (PD-17) to Planned Development-Office/Retail (PD-O/R) and to rezone Single Family-15 (SF-15) to Planned Development-Office (PD-O), on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road. (Z18-0007).**

Ingalls: Recommended the Commission table the item and continue the Public Hearing to the November 6, 2018, Planning & Zoning Commission meeting, per a request by the applicant.

Motioned by Peterson, seconded by Bartley, to table Item 4 and continue the Public Hearing to the November 6, 2018, Planning & Zoning Commission meeting. Motion approved 5-0.

- 5. Consider and act upon a revised Façade Plan for a retail, multi-tenant building in Shops at Prosper Trail, located on the southeast corner of Preston Road and St. Peter Lane. The property is zoned Planned Development-68 (PD-68). (D17-0070).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Explained the request was to accommodate a tenant.

The Commission inquired about the building redesign and orientation. Voiced support for the request.

Motioned by Peterson, seconded by Long, to approve Item 5, subject to Town staff recommendations. Motion approved 5-0.

- 6. Consider and act upon a Revised Conveyance Plat and Subdivision Waiver for the Westfork Crossing Addition, Block A, Lots 2-12, on 97.5± acres, located on the northwest corner of US 380 and Gee Road. The property is zoned Commercial (C), Specific Use Permit-24 (S-24), Specific Use Permit-26 (S-26), and Specific Use Permit-27 (S-27). (D18-0025).**

- 7. Consider and act upon a Revised Preliminary Site Plan for a commercial development (Westfork Crossing), on 97.5± acres, located on the northwest corner of Gee Road and US 380. The property is zoned Commercial (C), Specific Use Permit-24 (S-24), Specific Use Permit-26 (S-26), and Specific Use Permit-27 (S-27). (D18-0024).**

Items 6 and 7 were considered concurrently.

Ingalls: Summarized the requests and presented exhibits provided by the applicant. Provided information regarding Lot 12X, including the proposed hike and bike trail and floodplain maintenance.

Peterson: Inquired about the proposed use and maintenance of Lot 12X.

Robert Dorazil (Applicant): Provided an overview of the project.

Commissioners voiced support for the request.

Motioned by Grinstead, seconded by Peterson, to approve Item 6, subject to Town staff recommendations. Motion approved 5-0.

Motioned by Peterson, seconded by Long, to approve Item 7, subject to Town staff recommendations. Motion approved 5-0.

8. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 3, Section 1, Use of Land and Buildings, and Section 2, Definitions, of the Zoning Ordinance, regarding Stealth Antennas. (Z18-0014).

Glushko: Summarized the request and presented exhibits.

Secretary Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

The Commission voiced support for the request.

Motioned by Peterson, seconded by Grinstead, to approve Item 8, subject to Town staff recommendations. Motion approved 5-0.

9. 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 and introduced Todd White, Building Official.

10. Adjourn.

Motioned by Peterson, seconded by Grinstead, to adjourn. Motion approved 5-0 at 6:29 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary