



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, December 7, 2021, 6:00 p.m.

**1. Call to Order/ Roll Call**

The meeting was called to order at 6:01 p.m.

Commissioners present: Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris, Damon Jackson, and Chris Kern.

Commissioner absent: Chair Brandon Daniel.

Staff present: Rebecca Zook, Executive Director of Development and Infrastructure Services; Khara Dodds, Director of Development Services; Alex Glushko, Planning Manager; and Evelyn Mendez, Planning Technician.

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the November 16, 2021, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Railroad Addition, Lots 1-4, on 15.3± acres, located on the northeast and northwest corners of Fifth Street and McKinley Street. The property is zoned Planned Development-106 (PD-106). (D21-0053).**
- 3c. Consider and act upon a Preliminary Plat for Park Place, for 206 single family residential lots and 18 HOA/open space lots, on 98.2± acres, located on the south side of Prosper Trail, between Teel Parkway and Legacy Drive. The property is zoned Single Family-12.5 (SF-12.5) and Specific Use Permit (S-16). (D21-0083).**
- 3d. Consider and act upon a Final Plat for Prose Prosper Addition, Block A, Lots 1 & 2, on 19.4± acres, located on the northwest corner of Fishtrap Road and FM 1385. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ). (D21-0106).**
- 3e. Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 7, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D21-0114).**
- 3f. Consider and act upon a Site Plan for a Parking Lot, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D21-0115).**
- 3g. Consider and act upon a Preliminary Plat for Legacy Gardens, Phase 2, for 100 single family residential lots and seven (7) HOA/Open space lots, on 45.6± acres,**

located on the west side of Shawnee Trail, north of Prosper Trail. The property is zoned Planned Development-36 (PD-36). (D21-0119).

- 3h. Consider and act upon a Site Plan for a multi-tenant retail building, in Windsong Ranch Marketplace, on 4.4± acres, located north of US 380, east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D21-0122).
- 3i. Consider and act upon a Replat for of Windsong Ranch Marketplace, Block A, Lot 9R, on 4.4± acres, located north of US 380, east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D21-0123).
- 3j. Consider and act upon a Revised Site Plan for Prosper United Methodist Church, on 39.7± acres, located on the north side of Coleman Street, west of Preston Road. The property is zoned Single Family-12.5 (SF-12.5) and Specific Use Permit-36 (S-36). (D21-0125).

Commissioner Charles requested Items 3h. and 3i. be pulled from the Consent Agenda.

Motion by Charles, second by Harris, to approve Items 3a., 3b., 3c., 3d., 3e., 3f., 3g., and 3j., subject to staff recommendations. Motion approved 6-0.

*Charles:* Expressed concerns related to traffic and circulation throughout the development.

*Glushko:* Indicated the proposed development meets Town standards.

Motion by Harris, second by Pettis, to approve the Consent Agenda Item 3h., subject to staff recommendations. Motion approved 5-1. Commissioner Charles voted in opposition to the request.

Motion by Charles, second by Jackson, to approve the Consent Agenda Item 3i., subject to staff recommendations. Motion approved 6-0.

#### **REGULAR AGENDA**

- 4. **Conduct a Public Hearing, and consider and act upon a request to 7.9± acres from Office (O) to Planned Development-Office (PD-O), located on the northwest corner of Preston Road and Coleman Street, generally to modify the development standards to facilitate an office/retail development, including drive-through restaurant as a permitted use. (Z21-0013). [REQUEST TO BE TABLED]**

*Glushko:* Indicated the applicant has requested that the item be tabled, and the Public Hearing continued to the January 4, 2022, Planning & Zoning Commission meeting.

Motion by Charles, second by Jackson, to table Item 4, and continue the Public Hearing to the January 4, 2022, Planning & Zoning Commission meeting. Motion approved 6-0.

- 5. **Conduct a Public Hearing, and consider and act upon a request to rezone 1.2± acres from Retail (R) to Planned Development (PD), located on the northwest corner of Preston Road and Broadway Street, generally to allow for a retail building. (Z21-0014). [REQUEST TO BE TABLED]**

*Glushko:* Indicated the applicant has requested that the item be tabled, and the Public Hearing continued to the January 4, 2022, Planning & Zoning Commission meeting.

Motion by Jackson, second by Harris, to table Item 5, and continue the Public Hearing to the January 4, 2022, Planning & Zoning Commission meeting. Motion approved 6-0.

- 6. Consider and act upon a Site Plan for Ladera Prosper, Block A, Lot 1 (Phase 1), on 63.3± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-107 (PD-107). (D21-0113).**

*Glushko:* Summarized the request and presented exhibits.

Motion by Harris, second by Pettis, to approve Item 6, subject to staff recommendations. Motion approved 6-0.

- 7. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service in the Shops at Prosper Trail, on 1.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (S21-0005).**

*Glushko:* Summarized the request, presented exhibits, and recommended approval.

Vice-Chair Peterson opened the Public Hearing.

*Aaron Hawkins (Applicant):* Provided information regarding the proposed development.

Rob Cozart (1310 Clipston Drive); Curt Mooney (1230 Packsaddle Trail); and David Adams (1311 Packsaddle Trail) spoke in opposition to the request.

Riika Justus (1260 Packsaddle Trail) submitted a Public Hearing Speaker Request Card prior to the meeting, in opposition to the request.

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

Commissioners voiced concerns with the use and size of the building.

Motion by Kern, second by Charles, to deny Item 7. Motion approved 6-0.

- 8. Conduct a Public Hearing and consider and act upon amendments to the Town of Prosper Comprehensive Plan. (CA21-0005).**

*Dodds:* Provided a presentation regarding the proposed amendments to the Comprehensive Plan to incorporate the design guidelines for the future development of the Dallas North Tollway.

Commissioner Charles expressed concern for the low amount of public involvement, as well as a desire for more time to further develop the Dallas North Tollway Design Guidelines.

Motion by Charles to create a Council, comprised of Town Boards and Commission members, to further analyze the Dallas North Tollway Design Guidelines. Motion failed due to lack of second.

Motion by Charles to table Item 8, and continue the Public Hearing to the January 4, 2022, Planning & Zoning Commission meeting. Motion failed due to lack of second.

Motion by Harris, second by Jackson, to approve Item 8, subject to staff recommendations. Motion approved 4-2. Commissioners Kern and Charles voted in opposition.

**9. Receive presentation regarding proposed development of the Standridge Tract, located on the south side of First Street, west of Dallas Parkway.**

*Matt Moore:* Provided a presentation regarding the proposed development.

**10. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

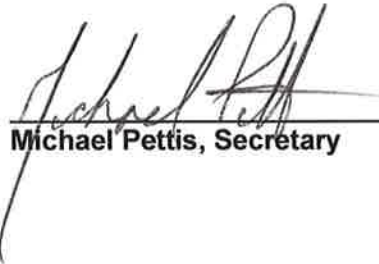
*Glushko:* Provided a summary of recent action taken by Town Council.

**11. Adjourn.**

Motion by Harris, second by Jackson, to adjourn. Motion approved 6-0 at 8:33 p.m.



\_\_\_\_\_  
Evelyn Mendez, Planning Technician



\_\_\_\_\_  
Michael Pettis, Secretary