



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, December 18, 2018, 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 December 4, 2018, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Final Plat for Whispering Gables Addition, Block A, Lot 1R, on 3.4± acres, located on the northwest corner of Richland Boulevard and Coit Road. The property is zoned Office (O). (D18-0098).

3c. Consider and act upon a Final Plat for Westfork Crossing, Block A, Lot 5, on 2.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) and Specific Use Permit-27 (S-27). (D18-0108).

3d. Consider and act upon a Site Plan for Gates of Prosper, Phase 2, on 52.1± acres, located on the southwest corner of Lovers Lane and Preston Road. The property is zoned Planned Development-67 (PD-67). (D18-0123).

3e. Consider and act upon a Final Plat for Windsong Ranch, Phase 5B, for 72 single family residential lots and two (2) HOA/open space lots, on 32.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D18-0125).

3f. Consider and act upon a Site Plan for a Temporary Building at the Central Fire Station, on 3.4± acres, located on the south side of First Street, east of Preston Road. The property is zoned Planned Development-6 (PD-6). (D18-0126).

REGULAR AGENDA

If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.

4. Consider and act upon a Site Plan for Whispering Gables, and solid living screen in lieu of a masonry wall, on 3.6± acres, located on the northwest corner of Richland Boulevard and Coit Road. The property is zoned Office (O). (D18-0099).

5. Consider and act upon a Site Plan for a Drive-Through Restaurant (Rosa's Café) in Westfork Crossing, on 2.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) with a Specific Use Permit-27 (S-27) for a drive-through restaurant. (D18-0109).
6. Conduct a Public Hearing, and consider and act upon a request to repeal Specific Use Permit-24 (S-24), for a Drive-Through Restaurant in Westfork Crossing (Lot 2), on 2.1± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) and Specific Use Permit-24 (S-24). (S18-0010).
7. Conduct a Public Hearing, and consider and act upon a request to repeal Specific Use Permit-26 (S-26), for a Drive-Through Restaurant in Westfork Crossing (Lot 3), on 1.0± acre, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) and Specific Use Permit-26 (S-26). (S18-0011).
8. Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40 (PD-40), in order to modify the Development Standards for the Windsong Ranch Townhouses, on 57.4± acres, generally located along the west side of Teel Parkway, south of Fishtrap Road. (Z18-0017).
9. Discuss Draft Downtown Architectural Standards.
10. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
11. 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 200 S. Main 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, December 14, 2018, and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

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.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: 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.