



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 7, 2020, 6:00 p.m.

Governor Greg Abbott granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. This meeting was held via telephone conference call and videoconference.

1. Call to Order/ Roll Call

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

2. Recitation of the Pledge of Allegiance.

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Chris Long, Joe Grinstead, Chris Kern (via videoconference), Sarah Peterson, and Michael Pettis.

Staff present: Alex Glushko, Planning Manager and Evelyn Mendez, Planning Technician.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the June 2, 2020, Planning & Zoning Commission Regular meeting.
- 3b. Consider and act upon a Revised Site Plan for an Office/Warehouse, on 0.4± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0025).
- 3c. Consider and act upon a Site Plan for a downtown office (511 E. Broadway Street), on 0.4± acres, located on the north side of Broadway Street, east of Parvin Street. The property is zoned Downtown Office (DTO). (D20-0048).
- 3d. Consider and act upon a Revised Preliminary Site Plan for Prosper Town Center, on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D20-0051).
- 3e. Consider and act upon a Final Plat for Malabar Hill, for 96 single family residential lots, and 13 HOA/open space lots, on 45.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-88 (PD-88). (D20-0055).
- 3f. Consider and act upon a Revised Preliminary Plat for Twin Creeks Estates, for 23 single family residential lots and three (3) HOA/open space lots, on 39.6± acres, located on the south side of Frontier Parkway, west of Custer Road. The property is zoned Planned Development-59 (PD-59). (D20-0060).
- 3g. Consider and act upon a Revised Site Plan for a storage yard and structure, on 8.9± acres, located east of Cook Lane, south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D20-0062).

- 3h. **Consider and act upon a Final Plat for the Mupoperi Addition, Block A, Lot 1, on 3.2± acres, located on the south side of Fishtrap Road, east of FM 1385. The property is zoned Agricultural (A). (D20-0064).**

Charles Hodges (Regarding Item 3d.): Expressed concern regarding setbacks and screening of the subject property to the northern adjacent property.

Glushko: Explained the proposed Preliminary Site Plan meets Town standards.

Motion by Daniel, second by Peterson, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

4. **Conduct a Public Hearing, and consider and act upon a request to rezone 27.4± acres from Planned Development-65 (PD-65) to Planned Development-Single Family (PD-SF), located on the south side of Prairie Drive, east of Legacy Drive. (Z20-0014).**

Glushko: Summarized the request, presented exhibits, and recommended approval, subject to increasing the minimum percentage of single-story houses from 40 percent to 50 percent, and approval of a Development Agreement by Town Council, which will include right-of-way and easement dedication and masonry and architectural standards consistent with Exhibit F.

Clint Richardson (Applicant): Provided information regarding the proposed development, noting a willingness to modify the request to increase the percentage of single-story homes, per staff recommendations.

Billy Shirley (Britton/Perry Homes): Provided information regarding the proposed homes.

Motion by Grinstead, second by Long, to approve Item 4, subject to the following:

1. Increasing the minimum percentage of single-story houses from 40 percent to 50 percent; and
2. Approval of a Development Agreement by Town Council, which will include right-of-way and easement dedication and masonry and architectural standards consistent with Exhibit F.

Motion approved 7-0.

5. **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.

6. **Adjourn.**

Motion by Peterson, second by Long, to adjourn. Motion approved 7-0 at 6:32 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary