



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, December 3, 2019, 6:00 p.m.

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

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

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Amy Bartley, Chris Kern, Chris Long, and Sarah Peterson.

Commissioners absent: Joe Grinstead

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

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

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the November 5, 2019, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Preliminary Site Plan for one (1) retail building, three (3) medical office buildings, and one (1) day care (Pinnacle Montessori), in Prosper Crossing, on 5.9± acres, located on the south side of Richland Boulevard, east of Coit Road. This property is zoned Planned Development-38 (PD-38) and Specific Use Permit (S-20). (D17-0052).**

**3c. Consider and act upon a Site Plan for a day care (Pinnacle Montessori) in Prosper Crossing, on 2.5± acres, located on the south side of future Richland Boulevard, east of Coit Road. The property is zoned Planned Development-38 (PD-38) and Specific Use Permit-20 (S-20). (D17-0073).**

**3d. Consider and act upon a Preliminary Site Plan for Victory at Frontier, on 28.2± acres, located on the southwest corner of Frontier Parkway and Preston Road. The property is zoned Planned Development-10 (PD-10). (D19-0102).**

**3e. Consider and act upon a Replat of Silo Park Addition, Block A, Lots 1R & 2, on 2.2± acres, located on the northeast corner of Broadway Street and McKinley Street. The property is zoned Planned Development-84 (PD-84). (D19-0107).**

**3f. Consider and act upon a Site Plan for a Drive-Through Restaurant (Starbucks) in Gates of Prosper, on 1.2± acres, located on the west side of Preston Road, south of Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D19-0108).**

**3g. Consider and act upon a Final Plat for Gates of Prosper, Phase 2, Block A, Lots 1-14, on 52.1± acres, located on the southwest corner of Preston Road and Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D19-0109).**

- 3h. Consider and act upon a Site Plan for a multi-tenant office/retail building (Ebbly Halliday), on 1.4± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D19-0110).
- 3i. Consider and act upon a Replat for Shops at Prosper Trail, Block A, Lots 7 & 8, on 2.3± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D19-0111).
- 3j. Consider and act upon a Site Plan for 380 Professional Park, on 9.3± acres, located on the south side of Richland Boulevard, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D19-0112).
- 3k. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 1, on 9.3± acres, located on the south side of Richland Boulevard, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D19-0113).

Motion by Daniel, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

**REGULAR AGENDA**

- 4. Consider and act upon a Preliminary Site Plan for a House of Worship (Rhea's Mill Baptist Church), on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agricultural (A). (D19-0101).

*Mendez:* Summarized the request, including a solid living screen in lieu of a masonry wall, presented exhibits provided by the applicant, and recommended approval.

*Jared Maier (Applicant):* Provided information regarding the proposed request.

Commissioners voiced support for the request.

Motion by Peterson, second by Long, to approve Item 4, subject to staff recommendations. Motion approved 6-0.

- 5. Consider and act upon a request to update the Planned Development-40 (PD-40) Conceptual Elevations for the Windsong Ranch Townhomes, on 21.4± acres, located on the west side of Teel Parkway, south of Fishtrap Road. (Z18-0017).

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

*Robert Swegler (Applicant):* Provided information regarding the request.

Commissioners voiced support for the request.

Motion by Peterson, second by Daniel, to approve Item 5. Motion approve 6-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-91 (PD-91), for Cook Children's North Campus, on 23.7± acres, to modify the concept plans to accommodate an increased hospital size and modified parking. (Z19-0021).

*Glushko*: Noted the applicant's request to table the item.

Motion by Daniel, second by Bartley, to table Item 6 and continue the Public Hearing to the January 7, 2020, Planning & Zoning Commission meeting. Motion approved 6-0.

**7. 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.

**8. Adjourn.**

Motion by Long, second by Peterson, to adjourn. Motion approved 6-0 at 6:20 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Amy Bartley, Secretary