



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 07, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link:
<https://prospertx.new.swagit.com/views/378/>

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the Town Council meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session of the Town Council. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order / Roll Call.
2. Pledge of Allegiance and Pledge to the Texas Flag.
3. Consider and act upon the appointment of the Planning & Zoning Commission Vice-Chair.

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. Items may be removed from the Consent Agenda by the request of a Commission Member or staff.

- 4a. Consider and act upon the minutes from the February 21, 2023, Planning & Zoning Commission meeting.
- 4b. Consider and act upon a Preliminary Site Plan for an Office/Retail/Restaurant Development, on 6.2± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-116 (PD-116). D22-0095
- 4c. Consider and act upon a Preliminary Plat Pearls of Prosper, for thirty-two (32) single family residential lots and two (2) HOA/Open space lots, on 26.2± acres, located on the south side Prosper Trail and west of Legacy Drive. The property is zoned Planned Development-14 (PD-14).
- 4d. Consider and act upon a Site Plan and Façade Plan for a commercial site at Windmill Hill on Lots 2 & 3 Block A 3.5± acres, located on the south side of Broadway Street, west of Preston Road. This property is zoned Planned Development-93 (PD-93) Office/Retail/Restaurant with Drive-Thru. (DEVAPP-22-0004 & DEVAPP-22-0007).
- 4e. Consider and act upon a Replat for Windmill Hill, Block A, Lots 2R, 3R1, and 3R2 on 3.5± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93) Office/Retail. (DEVAPP-22-0006).
- 4f. Consider and act upon a Site Plan and Façade Plan for a daycare on Lot 1R1 Block A 2.2± acres of Prosper Center, located on the north side of Westwood Drive and west of Legacy Drive. This property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0004 & DEVAPP-23-0010).
- 4g. Consider and act upon a Final Plat for Prosper Center, Lot 1R1, Block A, on 2.2± acres, located on the north side of Westwood Drive and west of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0016).
- 4h. Consider and act upon a Site Plan for a Retail/Restaurant use, on 0.6± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D22-0069).

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting.

DISCUSSION ITEM

5. Discuss the draft development standards for the Pradera Planned Development. (Z22-0019)

REGULAR AGENDA:

If you wish to address the Commission, please fill out a “Public Comment Request Form” and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

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

- 7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First 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, March 3, 2023, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, 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 Council meetings are 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.