



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, February 16, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Craig Andres, Chad Robertson, and Brandon Daniel
Commissioner(s) absent: Tripp Davenport

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the January 5, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a big box retail building and fuel center (Kroger), in Prosper Plaza, on 21.0± acres, located on the north side of US 380, 250± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D15-0065).**
- 3c. Consider and act upon a Site Plan for Lakewood Amenity Center, on 5.4± acres, located 2,100± feet east of Coit Road, 450± feet south of First Street. This property is zoned Planned Development-25 (PD-25). (D16-0003).**
- 3d. Consider and act upon a Site Plan for a medical/general office building (Stone Creek Commercial, Building #5), on 0.6± acre, located on the west side of Preston Road, 500± feet north of Broadway Street. This property is zoned Planned Development-62 (PD-62). (D16-0004).**
- 3e. Consider and act upon a Final Plat for a segment of St. Peter Lane, on 0.7± acre, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0007).**
- 3f. Consider and act upon a Final Plat for Montclair, for 27 single family residential lots and 3 HOA/open space lots, on 29.5± acres, located 300± feet east of Preston Road, 2,000± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0008).**

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 0.4± acre, located on the south side of Broadway Street, 650± feet east of Coleman Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0003).**

Clark: Summarized the request and provided information on the surrounding properties. Presented exhibit provided by the applicant. Informed Commissioners that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

Public Hearing was opened by Chair Alzner.

Commissioners asked for clarification on type of tenant, maximum occupancy of the building, parking and façade.

Bill Smith (Owner/Applicant): Described the layout of the office and presented a conceptual rendering and layout to the Commissioners.

Public Hearing was closed by Chair.

Commissioner Discussion: Commissioners voiced support for the zoning request.

Motioned by Snyder, seconded by Andres, to approve Item 4. Motion approved 6-0.

- 5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40). (S16-0002).**

Hubbard: Summarized the request and provided information on the surrounding properties. Presented exhibits provided by the applicant. Informed Commissioners that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

Public Hearing was opened by Chair Alzner.

Matt Moore (Applicant Representative): Indicated they intend to submit a Site Plan and start construction following SUP approval.

David Blom (Windsong Ranch Developer): Expressed support for the use and the design of the Primrose facility.

Ryan Blair (Adjacent Resident): Voiced support for the request but expressed concern regarding the height and the layout of the daycare property. Expressed concern regarding the landscape buffer between his property and the multifamily development.

Jeff Donald (Adjacent Resident): Voiced support for the request but expressed concern regarding buffer, brick color, erosion control, lighting, play equipment, and fire lane.

Moore (Applicant): Addressed concerns by indicating erosion control will be re-evaluated by engineer, lighting will meet Town standards, fire lane is required, and that the brick color will be re-evaluated.

Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the SUP request and expressed desire for applicant to re-evaluate the brick color pallet and the erosion control measures to the single family residential lots.

Motioned by Snyder, seconded by Robertson to approve, subject to re-evaluated brick color and erosion control measures. Motion approved 6-0.

6. Introductory discussion of the Capital Improvements Advisory Committee (CIAC).

Webb: Described the purpose of the CIAC and described what type of items would be discussed by the committee. Informed Commissioners that the first meeting is scheduled for March 1, 2016 following the Regular meeting of the P&Z Commission.

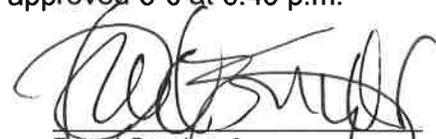
7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Webb: Informed Commissioners that the Town Council Agenda will replace the Council summary in future packets. Stated two ordinance amendments may be presented in the future regarding accessory structures and home occupation regulations.

8. Adjourn.

Motioned by Daniel, seconded by Snyder to adjourn. Motioned approved 6-0 at 6:46 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary