



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, May 17, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: John Alzner Chair, John Hema Vice Chair, David Snyder Secretary, Brandon Daniel, and Craig Andres

Commissioner(s) absent: Chad Robertson, and Tripp Davenport

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

3a. Consider and act upon minutes from the May 3, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Site Plan for Windsong Ranch, Phase 4A Amenity Center, on 16.9± acres, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D16-0046).

3c. Consider and act upon a Site Plan for Reynolds Middle School Temporary Buildings, on 74.0± acres, located on the east side of Coleman Street, 1,600± feet south of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D16-0048).

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

4. Consider and act upon a request for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. (MD16-0004).

Webb: Summarized the request and presented exhibits provided by the applicant.

David Blom (Developer): Described proposed alternative materials and desire to maintain a consistent appearance throughout the Windsong Ranch Development. Described locations throughout the development where similar materials would be used.

Commission Discussion: Commissioners expressed support for the request and appreciation for the developer's effort to maintain a consistent appearance throughout the development.

Motioned by Daniel, seconded by Andres to approve Item 4. Motion approved 5-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 2.6± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0009).**

Hubbard: Summarized the request and presented exhibits provided by the applicant. Provided information on the surrounding properties. Notified Commissioners that the Town has received one Public Hearing Reply form, not in opposition to the request. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

David Bond (Applicant): Described the proposed development as a retail and office development that will be built in multiple phases. Stated a layout for the development has not been finalized.

Fred Hill (Adjacent Resident): Expressed concerns about the lights and traffic created from current development and how that concern would increase with additional retail development.

There being no other speakers the Public Hearing was closed.

Commission Discussion: Commissioners thanked Mr. Hill for his comments and for expressing his concerns regarding retail development. Commissioners voiced support for the rezoning request and its compliance to the Town's Future Land Use Plan.

Motioned by Snyder, seconded by Hema, to approve Item 5. Motion approved 5-0.

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

Webb: Reviewed action taken at the May 10th, 2016; Town Council meeting. Invited Commissioners to attend and be judges at the 2nd Annual Employee Derby Races at Frontier Park Baseball Pavilion on June 10, 2016.

- 7. Adjourn.**

Motioned by Snyder, seconded by Hema, to adjourn. Motion approved 5-0 at 6:49 p.m.



Pamela Clark, Planning Technician



David Snyder, Secretary