



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, June 7, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 6:21 p.m.

Commissioners present: Brandon Daniel, Craig Andres, Chad Robertson, and Tripp Davenport

Commissioner(s) absent: John Alzner Chair and John Hema Vice Chair

Commissioner Snyder arrived at 6:44 p.m.

Staff present: Hulon Webb, Executive Director of Development and Community Services; Terry Welch, Town Attorney; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the May 17, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Preliminary Site Plan for a church/private school/child day care development (St. Martin de Porres), on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0002).

3c. Consider and act upon a Final Plat for St. Martin de Porres, Block A, Lots 2 and 4, and a Conveyance Plat for St. Martin de Porres, Block A, Lots 1 and 3, on 52.0± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0036).

3d. Consider and act upon a Site Plan for a church/private school/child day care development (St. Martin de Porres), on 26.8± acres, located on the west side of Teel Parkway, 800± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0050).

3e. Consider and act upon a Final Plat for Primrose Windsong Addition, Block A, Lot 1, on 2.6± acres, located on the east side of Gee Road, 1,950± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-14 (S-14). (D16-0049).

3f. Consider and act upon a Site Plan for two retail buildings in the Gates of Prosper, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0051).

- 3g. Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 4, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0052).
- 3h. Consider and act upon a Final Plat for Whispering Gables Addition, Block A, Lot 3, on 1.6± acres, located on the north side of Richland Boulevard, 380± feet west of Coit Road. This property is zoned Office (O) and Specific Use Permit-8 (S-8). (D16-0055).

Motioned by Andres, seconded by Davenport, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. (S16-0007).

Hubbard: Summarized the request and presented exhibits provided by the applicant. Informed Commissioners of staff concerns regarding the intent of the Planned Development-68 requirement for pitched roof development and the precedent that may be set with the approval of this SUP. Notified Commissioners that no Public Hearing reply forms have been received in opposition to the request.

The Public Hearing was opened by Commissioner Daniel.

Donald Silverman (Developer): Provided information regarding the proposed development, the proposed architectural character of the building, and the location of the mechanical units.

There being no other speakers the Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the decision to not have ground mounted mechanical units on the ground. Indicated SUP approval should not set precedent for future similar SUP requests.

Motioned by Robertson, seconded by Davenport, to approve Item 4. Motion approved 4-0.

5. Consider and act upon a request for a façade exception for the Windsong Ranch, Phase 4A Amenity Center, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. (MD16-0005).

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

David Blom (Developer): Described the proposed building design and materials and indicated compatibility with the first amenity center and the overall development.

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

6. Recess into Closed Session in compliance with Section 551.071, Texas Government Code, for consultation with the Town Attorney relative to legal issues associated

with development standards and zoning ordinances, and all matters incident and related thereto.

Recesses into Closed Session at 6:50 p.m.

7. **Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

Reconvened into Regular Session at 7:26 p.m. No action taken.

8. **Consider and act upon revisions to the minutes of the April 19, 2016, regular Planning and Zoning Commission meeting.**

Motioned by Snyder, seconded by Andres, to approve revised Minutes for the April 19, 2016, Planning & Zoning Commission meeting. Motion approved 4-1. Commissioner Davenport voted in opposition.

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

Glushko: Provided summary of action taken by Town Council at the May 24, 2016 meeting. Reminded Commissioners of the tour scheduled for June 21, 2016. Indicated that this is Commissioner Davenport's last Planning & Zoning Commission meeting and thanked him for his service.

10. **Adjourn.**

Motioned by Snyder, seconded by Davenport, to adjourn. Motion approved 5-0 at 7:30 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary