



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, July 5, 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, Chad Robertson, Brandon Daniel, Craig Andres, and Bobby Atteberry

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Jonathan Hubbard, Planner.

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the June 21, 2016, Special Work Session and Regular Planning & Zoning Commission meetings.**
- 3b. Consider and act upon a Revised Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 20.9± acres, located on the northwest corner of US 380 and Windsong Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0021).**
- 3c. Consider and act upon a Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 9-15, on 20.9± acres, located on the northwest corner of US 380 and Windsong Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0022).**
- 3d. Consider and act upon a Site Plan for a retail/restaurant shell building in Prosper Plaza, on 1.3± acres, located on the west side of Custer Road, 320± feet north of US 380. This property is zoned Planned Development-73 (PD-73). (D16-0045).**
- 3e. Consider and act upon a Site Plan for a temporary municipal structure, on 0.3± acre, located on the east side of Main Street, 200± feet south of Broadway Street. The property is zoned Downtown Retail (DTR). (D16-0057).**

Motioned by Snyder, seconded by Robertson, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

**REGULAR AGENDA**

- 4. Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block A, Lot 4, located on the northwest corner of future Lovers Lane and US 380, and Block B, Lot 3, located on the northwest corner of future Richland Boulevard and future Lovers Lane. (MD16-0008).**

*Hubbard:* Summarized the request for the proposed Façade Exception, specifically for the request to increase the permitted percentage of secondary materials. Noted the current Planned Development-67 regulations require the inclusion of awnings and canopies in the secondary material calculations.

*Commission:* Inquired about elements comprising secondary materials; the secondary material calculation percentage without awnings and canopies included; the orientation of buildings; known tenants; and the percentage of buildings with known tenants. Indicated concern for allowing increased secondary materials for unknown tenants.

*David Culbertson (Architect):* Stated the proposed request allows the architectural flexibility for tenants to establish their national branding. Indicated the inclusion of awnings and canopies is prohibitive to keeping secondary materials within 10% of an elevation, and noted the west facing elevations necessitate the inclusion of awnings and canopies.

*Commission:* Commissioners generally expressed support for the proposed Façade Exception primarily due to scale of the buildings; the limitation caused by canopies and awnings counting toward the secondary material percentage; the need for awnings and canopies for the west facing elevations; the need to allow tenants the ability to establish their national branding; and secondarily, to allow for architectural flexibility.

Motioned by Snyder, seconded by Daniel, to approve the Façade Exception. Motion approved 7-0.

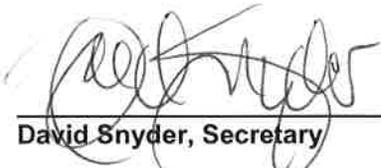
**5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

*Webb:* Discussed action taken by Town Council at the June 28, 2016, meeting.

**6. Adjourn.**

Motioned by Andres, seconded by Daniel, to adjourn. Motioned approved 7-0. Meeting was adjourned at 6:32 p.m.

  
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Alex Glushko, Senior Planner

  
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David Snyder, Secretary