



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

1. Call to Order / Roll Call.

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

Commissioners present: Vice Chair John Hema, Craig Andres, Brandon Daniel, and Bobby Atteberry

Commissioner(s) absent: Chair John Alzner, Secretary David Snyder, and Chad Robertson

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the August 2, 2016, Regular Planning & Zoning Commission meetings.

Motioned by Daniel, seconded by Andres, to approve the Consent Agenda. Motion approved 4-0.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to rezone 0.52± acre, located at 704 E. First Street, 215± feet west of Craig Road, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0015).

Hubbard: Summarized the request and notified Commissioners that one Public Hearing Reply Form has been received; not in opposition to the request. Recommended approval of the request.

The Public Hearing was opened by Vice Chair Hema.

Craig Sanders (Owner): Described purpose for rezoning and proposed use for the building.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the zoning request.

Motioned by Daniel, seconded by Atteberry, to approve Item 4, subject to staff recommendations. Motion approved 4-0.

5. Discussion – Prosper Real Estate Market

Wayne Bartley (Prosper Realtor): Presented information regarding current development trends and market demands, noting the

- Home sale values averaging \$475,000 but this does not reflect direct purchases from home builders;
- The desire for half-acre lots from prospective buyers;
- Homes in subdivisions without amenity centers and amenity packages tend to take longer to sell compared to those with such features;
- The desire for less monotonous home styles and the concern that Prosper will develop without a diversity of architectural styles; and
- The desire for more affordable office rent opportunities in Prosper.

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

Webb: Discussed future development cases and development related items.

7. Adjourn.

Motioned by Atteberry, seconded by Daniel, to adjourn. Motion approved 4-0 at 6:45 p.m.



Pamela Clark, Planning Technician



David Snyder, Secretary