



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

1. Call to Order / Roll Call.

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

Commissioners present: John Alzner Chair, John Hema Vice Chair, David Snyder Secretary, Brandon Daniels, Craig Andres, and Chad Robertson
Commissioner absent: Bobby Atteberry

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior 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 16, 2016, Regular Planning & Zoning Commission meetings.

3b. Consider and act upon an Amending Plat for Gentle Creek Estates, Phase 3, Block L, Lots 8 and 9, on 0.6± acre, located at 1171 and 1181 Broken Bend Drive. This property is zoned Planned Development-1 (PD-1). (D16-0066).

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

REGULAR AGENDA

4. Consider and act upon the re-approval of a Final Plat of Prosper Tuscan Square, Block A, Lots 1-4, on 6.5± acres, located on the southwest corner of Prosper Trail and Coleman Street. This property is zoned Retail (R). (D14-0056).

Webb: Summarized the request and recommended approval.

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

5. Consider and act upon an extension of a Site Plan for a Convenience Store with Gas Pumps in the Westfork Crossing Development (RaceTrac), on 2.4± acres, located on the northwest corner of US 380 and Gee Road. This property is zoned Commercial (C). (D14-0072).

Webb: Summarized the request and recommended approval.

Snyder: Requested the applicant revise their letter to state that the request is for a six-month extension.

David Bond: Described the property and the proposed expansion of US 380.

Commissioners expressed support for the project.

Motioned by Snyder, seconded by Hema, to approve Item 5, subject to staff recommendations and revising the request letter to state the extension is for a period of six months.

6. **Conduct a Public Hearing, and consider and act upon a request to repeal Ordinance No. 06-77, a Specific Use Permit for a Mini-Warehouse/Public Storage Facility (SUP-2), on 4.8± acres, located on the south side of Richland Boulevard, 250± feet east of Prosper Commons Boulevard. This property is zoned Commercial (C) and Specific Use Permit-2 (SUP-2). (S16-0010).**

Glushko: Summarized the request and provided a brief history on the property, and recommended approval.

The Public Hearing was opened by Chair Alzner.

Adam Whitworth (Applicant): Requested clarification regarding the amount of acreage being repealed with the request.

Glushko: Confirmed the acreage being repealed corresponds to the original acreage from Ordinance 06-77.

Jason Whitworth (Owner): Described property and the proposed use.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Snyder, seconded by Hema, to approve Item 6, subject to staff recommendations. Motion approved 6-0.

7. **Conduct a Public Hearing, and consider and act upon a request to amend Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding variances for distance requirements for Alcoholic Beverages. (Z16-0017).**

Webb: Presented information on the zoning ordinance amendment, current regulations, and the process being established to allow variance requests.

Snyder: Requested the Town Attorney consider additional language to be added to the Zoning Ordinance allowing for variance requests.

The Public Hearing was opened by Chair Alzner.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the request. Secretary Snyder voiced support with the request that the Town Attorney confirm the appropriateness of the inclusion of additional language in the Zoning Ordinance regarding the allowance for variance requests.

Motioned by Snyder, seconded by Robertson, to approve. Motion approved 6-0.

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

Webb: Summarized recent action taken by the Town Council and noted there may be a future joint work session with the Town Council to discuss the Brookhollow PD amendment.

9. **Adjourn.**

Motioned by Robertson, seconded by Snyder, to adjourn. Motion approved 6-0 at 6:37 p.m.



Pamela Clark, Planning Technician



David Snyder, Secretary