



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, October 4, 2016, 7:00 p.m.

**1. Call to Order / Roll Call.**

The meeting was called to order at 7:00 p.m.

Commissioners present: John Alzner, John Hema, David Snyder, Craig Andres, Bobby Atteberry, Chad Robertson, and Brandon Daniel

Commissioner Andres departed the meeting at 7:15 p.m.

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

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

**3. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice Chair and Secretary.**

Motioned by Snyder, seconded by Andres, to appoint John Alzner as the Chair. Motion approved 7-0.

Motioned by Snyder, seconded by Atteberry, to appoint John Hema as Vice Chair. Motion approved 7-0.

Motioned by Robertson, seconded by Hema, to appoint David Snyder as the Secretary. Motion approved 7-0.

**4. CONSENT AGENDA**

**4a. Consider and act upon minutes from the September 20, 2016, Regular Planning & Zoning Commission meetings.**

**4b. Consider and act upon a Site Plan for a restaurant in the Gates of Prosper (Chili's), on 1.6± acres, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0070).**

**4c. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block B, Lot 4, on 1.6± acres, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0071).**

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

**REGULAR AGENDA**

5. **Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block B, Lot 4, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. (MD16-0014).**

*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 the elements comprising secondary materials; the durability and trendiness of the proposed tile product; and the material proposed on the rear of the entry towers and parapet walls.

*Mike Gabriel (Brinker Representative):* Stated the proposed request allows for a restaurant that matches Chili's new national branding campaign. Indicated the inclusion of additional brick and stone to meet the Town's standards. Informed of the durability of the tile product and the trend of its popularity due to it being more durable than brick or stone. Stated the rear of the entry towers and parapet walls would be covered with a dark grey roofing material.

*Renu Aron (Architect):* Provided material tile samples and picture examples of recently constructed Chili's restaurants to the Commissioners.

*Commission:* Commissioners generally expressed support for the proposed Façade Exception but indicated concern about the lack of masonry material on the rear of the entry towers and taller parapet walls due to the topography of the land and adjacent residential.

*Mike Gabriel (Brinker Representative):* Indicated willingness to wrap the tile material around to the rear of the entry towers and taller parapet walls.

Motioned by Snyder, seconded by Atteberry, to approve Item 5, subject to tile being added to the rear of the parapet walls and staff recommendations. Motion approved 6-0.

6. **Conduct a Public Hearing, and consider and act upon a request to rezone 0.3± acre from Downtown Retail (DTR) to Planned Development-Downtown Retail (PD-DTR), located on the southwest corner of Main Street and Broadway Street. (Z16-0021).**

*Glushko:* Summarized the request noting conformance to the Future Land Use Plan. Informed Commissioners that one Public Hearing Reply Form has been received; not in opposition to the request. Recommended approval.

The Public Hearing was opened by Chair Alzner.

*Mike Davidson (Owner):* Described proposed development.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the zoning request.

Motioned by Snyder, seconded by Robertson, 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 a portion of Planned Development-40 (PD-40), on 11.9± acres, located on the west side of Windsong Parkway, 400± feet north of US 380, to allow for the development of a big box home improvement retail store (The Home Depot). (Z16-0016).**

*Glushko:* Summarized the request and explained the reasons for the below-noted staff stipulations that were not incorporated by the applicant. Presented exhibits provided by the applicant. Informed Commission that Public Hearing Reply Forms representing 46 property owners have been received; all in opposition to the request. Recommended approval of the request, subject to the following conditions:

- Revising the PD to require permanent screening of seasonal sales areas;
- Revising the PD to require a south wall and landscaping to screen the vehicle/equipment rental and/or display area;
- Revising the PD to require foundation plantings in accordance with the Zoning Ordinance;
- Revising the PD to require a 14' screen wall for the loading and service area; and
- Revising the PD to require ornamental metal cart returns.

The Public Hearing was opened by Chair Alzner.

*Scott Mommer (Applicant):* Presented information regarding the proposed development, and explained why they were requesting relief to each of the recommended conditions of approval.

*Carl Ackermann (resident of Windsong Ranch):* Presented neighborhood concerns regarding view of the project from the northern properties and along Windsong Parkway. Noted concerns with temporary seasonal sales fencing, size of landscaping materials, and location of the business at the main entrance of the neighborhood.

*David Blom (Developer of Windsong Ranch):* Stated he and applicant had worked together to provide for a development that would be adequately screened from northern properties and along Windsong Parkway.

*Commission Discussion:* Inquired about the architecture design of the building and materials, building orientation, the proposed berming and landscaping, seasonal sales operations, and the requested relief to the screening walls.

*Jeff Hardman (Applicant)* – Provided information about the building architecture, the building orientation and location of the truck docks.

*John Reyes (resident of Windsong Ranch)* – Voiced concerns with the project and requested the Commission carefully make their decision. Noted that the cities of Plano and Frisco have required quality developments. Indicated that this location should be held to a higher standard than the Lowe's site on Custer.

There being no other speakers the Public Hearing was closed.

*Commission Discussion:* Noted that additional time is needed to review the Public Hearing Notice Reply Forms, consider the details of the proposed development, and to allow the applicant an opportunity to meet with the neighborhood.

Motioned by Snyder, seconded by Atteberry, to table Item 7 to the November 1, 2016, Planning & Zoning Commission meeting, with the recommendation that the applicant identify all open issues, meet with the neighborhood to discuss and resolve the remaining issues and provide the Planning & Zoning Commission with a list of remaining open issues for decisions and resolutions. 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.**

No action taken.

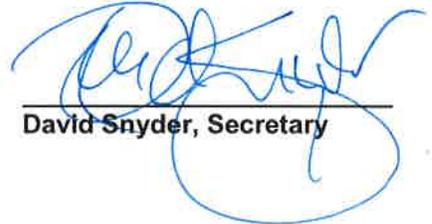
**9. Adjourn.**

Motioned by Hema, seconded by Robertson, to adjourn. Motion approved 6-0 at 9:24 p.m.



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Alex Glushko, Senior Planner



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David Snyder, Secretary