



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, October 20, 2015, 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, Secretary David Snyder, Brandon Daniel, Tripp Davenport, and Chad Robertson
Craig Andres arrived at 6:02 p.m.
Tripp Davenport departed at 6:38 p.m.
Vice Chair John Hema arrived at 7:37 p.m.

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the October 6, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat of Lakes of La Cima, Phase 7C, being 88 single family residential lots, on 39.3± acres, located on the southwest corner of First Street and Hidden Lake Drive. The property is zoned Planned Development-6 (PD-6). (D15-0071).**

Motioned by Snyder, seconded by Davenport, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request to amend Chapter 2, Zoning Districts, and Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding the list of Permitted Uses, the Use Chart, Conditional Development Standards and Definitions. (Z15-0007).**

Webb: Summarized the request and provided information regarding the need to re-evaluate the land uses in the Zoning Ordinance. Presented current standards and proposed amendments. Requested approval as submitted.

Robertson: Asked for clarification on the Outside Merchandise Display minimum (28) twenty eight regulation, and inquired about the wording of Appendix B., 6., Funeral Homes.

Snyder: Requested to add "inventory" to the definition of Outside Merchandise Display.

Webb: Clarified the (28) twenty eight should represent days between occurrences, and that the language in Appendix B., 6. will be modified for better understanding.

Public Hearing was opened by Chair Alzner.

There being no speakers, the Public Hearing was closed.

Motioned by Snyder, seconded by Robertson, to approve subject to modifying Appendix B., 1., b. to state twenty-eight (28) days, amend Appendix B., 6. to state Funeral Homes with on-site cremation services shall require a Specific Use Permit, and amend Appendix C., 1. to include "inventory." Motion approved 6-0.

Tripp Davenport departed at 6:38 p.m.

5. Conduct an annual review of the Town's Comprehensive Plan.

Glushko: Summarized the purpose of the Town's Comprehensive Plan and the annual review. Described the projects that have been completed since the adoption of the Comprehensive Plan and the current market trends. Provided information on on-going and future projects.

Snyder: Expressed concern that zoning has been approved in non-conformance with the Comprehensive Plan. Stated that procedures need to be put into place to increase residential awareness and participation during this decision making process.

Andres: Requested information regarding approved zoning not in conformance with the Comprehensive Plan.

6. Planning & Zoning Commission member orientation.

Welch: Presented information regarding zoning, platting, vested rights, and ethics. He noted that the Council's recently adopted ethics ordinance identifies that when a Council or P&Z member owns property within 200 feet of a zoning change or Comprehensive Plan change request, then it is a conflict of interest for the Councilmember or P&Z member to participate in the deliberation of the case. That person must sign the appropriate conflict of interest statement and recuse himself from the dais.

John Hema arrived at 7:37 p.m.

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

Webb: Suggested to postpone the tour of the Town to the spring due to scheduling conflicts. Described the new building material mock-up board review process for Façade Plan approval. Provided an update on the Gates of Prosper development. Stated that grading and tree removal will be occurring soon.

8. Adjourn.

Motioned by Hema, seconded by Snyder, to adjourn at 7:44 p.m. Motion approved 6-0.



Pamela Clark, Planning Technician



David Snyder, Secretary