



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, November 3, 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, Brandon Daniel, Tripp Davenport, Craig Andres, and Chad Robertson

Commissioner(s) absent: Vice Chair John Hema, and Secretary David Snyder

Staff present: Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

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

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the October 20, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat for Lakewood Drive, on 4.0± acres, located on the north side of US 380, 3,500± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0060).
- 3c. Consider and act upon a Final Plat of Falls of Prosper, Phase 1, for 60 single family residential lots and four (4) HOA/Open Space lots, on 35.7± acres, located on the north side of Prosper Trail, 1,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0070).
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Prosper Crossing), on 28.4± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0072).
- 3e. Consider and act upon a Site Plan for a retail building and an amenity center lot for Prosper Crossing (CVS Pharmacy), on 2.0± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0073).
- 3f. Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 211 single family residential lots and five (5) HOA/Open Space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).

- 3g. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and one (1) HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Gee Road and Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0076).
- 3h. Consider and act upon a Preliminary Plat for Montclair, for 26 single family residential lots and nine (9) Open Space lots on 30.2± acres, located on the east side of Preston Road, 1,800 feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D15-0077).

Staff informed Commissioners that the applicant requested Item 3f. be removed from the Consent Agenda and not be acted on. No action was taken on Item 3f.

Motioned by Daniel, seconded by Robertson, to approve Items 3a., 3b., 3c., 3d., 3e., 3g. and 3h. on the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

#### **REGULAR AGENDA**

4. Conduct a Public Hearing, and consider and act upon a Replat of Prosper Plaza, Block A, Lots 5R and 6R, and consider and act upon a Revised Conveyance Plat of Prosper Plaza, Block A, Lot 4, on 32.1± acres, located on the west side of Custer Road, 200± feet north of US 380. The property is zoned Commercial (C), Planned Development-25 (PD-25) and Planned Development-73 (PD-73). (D15-0075).

*Hubbard:* Summarized the request and the purpose of the Replat being considered on the Regular Agenda. Recommended approval of the Replat.

Public Hearing opened by Chair Alzner.

There being no speakers, the Public Hearing was closed.

Motioned by Robertson, seconded by Davenport, to approve Item 4, subject to staff recommendations. Motion approved 5-0.

5. Conduct a Public Hearing, and consider and act upon a request for an amendment to Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O). (S15-0006).

*Hubbard:* Summarized the request and provided a brief history of the project. Informed Commissioners that one Public Hearing Reply Form has been received, not in opposition to the request. Recommended approval of the request.

Public Hearing opened by Chair Alzner.

There being no speakers, the Public Hearing was closed.

*Alzner:* Stated concerns with the open fencing backing up to the adjacent multifamily development.

*Robertson:* Expressed support for the continuity of the fencing throughout the development.

Motioned by Davenport, seconded by Andres, to approve Item 5, subject to staff recommendations. Motion approved 5-0.

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

*Glushko:* Informed Commissioners that there are currently no scheduled meeting cancellations due to the Holidays for either November or December.

*Alzner:* Requested information regarding the submittal and approval process for commercial façade plans.

**7. Adjourn.**

Motioned by Davenport, seconded by Daniels, to adjourn at 6:23 p.m. Motion approved 5-0.



**Pamela Clark, Planning Technician**

  
**David Snyder, Secretary**