



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, December 15, 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, Vice Chair John Hema, Secretary David Snyder, Brandon Daniel, Tripp Davenport, Craig Andres, and Chad Robertson

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 December 1, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a retail, commercial, and a memory care development (Prosper Town Center), on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D15-0087).**
- 3c. Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.3± acres, located on the east side of Hays Road, 900± feet north of First Street. The property is zoned Planned Development-7 (PD-7). (D15-0092).**
- 3d. Consider and act upon a Site Plan for a new automobile sales/leasing facility (GST Prosper - Toyota), on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0090).**
- 3e. Consider and act upon a Final Plat for GST Prosper, Block A, Lot 1, on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0091).**
- 3f. Consider and act upon a Preliminary Site Plan for a retail, commercial, and office development (Gates of Prosper, Block B, Lots 1-5), on 36.0± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0094).**

- 3g. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block B, Lots 1-5, on 32.9± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0093).
- 3h. Consider and act upon a Preliminary Plat for Windsong Ranch, Phases 3C and 3D, for 175 single family residential lots and six (6) HOA/Open Space lots, on 125.6± acres, located on the west side of Windsong Parkway, 2,100± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0096).
- 3i. Consider and act upon a Revised Preliminary Plat for Windsong Ranch, Phases 4B, 4C and 4D, for 242 single family residential lots and eight (8) HOA/Open Space lots, on 114.5± acres, located on the northwest corner of Fishtrap Road and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0097).
- 3j. Consider and act upon a Site Plan for one temporary building for Town of Prosper Development Services, on 0.8± acres, located on the northwest corner of First Street and Parvin Street. The property is zoned Downtown Office (DTO). (D15-0103).

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

#### **REGULAR AGENDA**

4. Conduct a Public Hearing, and consider and act upon a request to rezone 1.1± acres, located on the west side of Coleman Street, 1,100± feet north of Prosper Trail, from Agricultural (A) to Retail (R). (Z15-0013).

*Hubbard:* Summarized the request and provided information on surrounding zoning. Stated that the request is in conformance with the Future Land Use Plan. Informed Commissioners that no Public Hearing Reply Notice Forms had been received and recommended approval of the request.

Public Hearing was opened by Chair Alzner.

*Snyder:* Inquired about waste disposal, noise, security, and peak usage.

*Phillip Klein (Applicant):* Provided an overview of the project, including information regarding waste disposal, protective sound barrier installation, gates and security, and peak usage.

There being no other speakers, the Public Hearing was closed.

Motioned by Snyder, seconded by Robertson, to approve Item 4, subject to staff recommendations. Motion approved 7-0.

5. Receive development update regarding Windsong Ranch.

*David Blom (Developer):* Provided presentation including the history, present state, and future growth of the Windsong Ranch development.

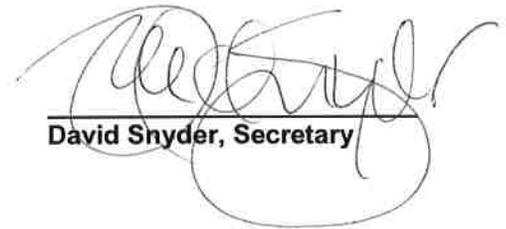
6. **Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

*Glushko:* Informed Commissioners that Town Council had cancelled the second meeting in December.

7. **Adjourn.**

Motioned by Davenport, seconded by Snyder, to adjourn at 6:47 p.m. Motion approved 7-0.

  
Pamela Clark, Planning Technician

  
David Snyder, Secretary