



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, January 2, 2018, 6:00 p.m.

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

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

Commissioners present: Chairman John Alzner, Vice Chair Bobby Atteberry, Secretary Brandon Daniel, Craig Andres, Charles Cotten, Sarah Peterson, and Marcus Ray

Staff present: John Webb, Director of Development Services; Alex Glushko, Planning Manager; Scott Ingalls, Planner; Paul Naughton, Landscape Architect; and Pamela Clark, Planning Technician

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the December 5, 2017, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a House of Worship (Church of Celebration Metro), on 28.1± acres, located on the northeast corner of Harper Road and Fishtrap Road. The property is zoned Agricultural (A). (D17-0040).**
- 3c. Consider and act upon a Conveyance Plat/Final Plat of Block A, Lots 1-2, COC Metro Addition, on 16.5± acres, located on the northeast corner of Harper Road and Fishtrap Road. The property is zoned Agricultural (A). (D17-0041).**
- 3d. Consider and act upon a Site Plan for a House of Worship (COC Metro), on 3.8± acres, located on the north side of Fishtrap Road, 500± feet east of Harper Road. The property is zoned Agricultural (A). (D17-0089).**
- 3e. Consider and act upon a Preliminary Site Plan for a home builder supply business and office buildings, on 13.9± acres, located on the southeast corner of Prosper Trail and Cook Lane. The property is zoned Planned Development-26-Office/Industrial (PD-26-O/I). (D17-0046).**
- 3f. Consider and act upon a Revised Conveyance Plat of Prosper Commons, Block A, Lots 2 and 5, on 2.9± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0061).**
- 3g. Consider and act upon a Preliminary Site Plan for a retail and veterinary clinic development (Prosper Commons), on 2.9± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0062).**

- 3h. Consider and act upon a Site Plan for a retail and veterinary clinic building in Prosper Commons, on 1.2± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0063).
- 3i. Consider and act upon a Final Plat for Prosper Commons, Block A, Lot 2, on 1.2± acres, located on the southeast corner of Prosper Commons Boulevard and Richland Boulevard. The property is zoned Commercial (C). (D17-0064).
- 3j. Consider and act upon a Site Plan for a Restaurant with a Drive-Through (Jack in the Box) in Windsong Ranch Marketplace, on 0.9± acre, located on the north side of US 380, 300± feet east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D17-0072).
- 3k. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 6, on 0.9± acre, located on the north side of US 380, 300± feet east of Gee Road. The property is zoned Planned Development-40 (PD-40). (D17-0085).
- 3l. Consider and act upon a Site Plan for a Restaurant with a Drive-Through (Chick-Fil-A) in Gates of Prosper, on 1.5± acres, located on the east side of Preston Road, 550± feet north of Richland Boulevard. The property is zoned Planned Development-67-Retail/Commercial/Office (PD-67-R/C/O). (D17-0081).
- 3m. Consider and act upon a Final Plat for Gates of Prosper, Block B, Lot 2, on 1.5± acres, located on east side of Preston Road, 550± feet north of Richland Boulevard. The property is zoned Planned Development-67-Retail/Commercial/Office (PD-67-R/C/O). (D17-0082).
- 3n. Consider and act upon a Final Plat for Lakewood, Phase 1A, for 28 single family residential lots and two (2) HOA/open space lots, on 14.3± acres, located on the northeast corner of Coit Road and Meadowbrook Boulevard. The property is zoned Planned Development-25 (PD-25). (D17-0083).
- 3o. Consider and act upon a Conveyance Plat for the Gates of Prosper, Block E, Lots 1 and 2, on 8.5± acres, located on the southwest corner of First Street and Preston Road. The property is zoned Planned Development-67-Retail/Commercial/Office (PD-67-R/C/O). (D17-0084).

Motioned by Atteberry, seconded by Cotten, to approve the Consent Agenda subject to Town staff recommendations. Motion approved 7-0.

#### **REGULAR AGENDA**

- 4. Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for a retail building in Shops at Prosper Trail, on 2.7± acres, located on the southeast corner of Preston Road and St. Peter Lane. The property is zoned Planned Development-68-Retail (PD-68-R). (D17-0070).

*Glushko:* Summarized the request and presented exhibits provided by the applicant. Recommended approval of the request.

*Donald Silverman (Applicant):* Provided information on the proposed development. Described the circulation plan for the development and the proposed use of the existing open space area adjacent to the development.

Commission voiced support for the request and appreciated the building being oriented to use the open space.

Motioned by Daniel, seconded by Andres, to approve Item 4, subject to Town staff recommendations. Motion approved 7-0.

5. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through in Westfork Crossing, on 2.1± acres, located on the north side of US 380, 450± feet west of Gee Road. The property is zoned Commercial (C). (S17-0007).**

*Ingalls:* Summarized the request and presented exhibits provided by the applicant. Recommended approval of the request.

The Public Hearing was opened by Chairman Alzner.

*Kevin Wier (Engineering Representative):* Informed the Commission that Jamba Juice has expressed interest in leasing the space with drive-through access.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the request and stated the use is appropriate for the proposed development.

Motioned by Cotten, seconded by Atteberry, to approve Item 5, subject to Town staff recommendations. Motion approved 7-0.

6. **Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40-Single Family Residential (PD-40-SF) to amend the development standards to allow for the development of an amenity center and recreational water facility, on 25.3± acres, located on the north side of Pepper Grass Lane, 1,400± feet east of Windsong Parkway. (Z17-0022).**

*Ingalls:* Summarized the request and presented exhibits provided by the applicant. Recommended approval of the request. Informed Commission of the landscape and sidewalk areas being reduced. Indicated that the amenity center would only be for Windsong Ranch residents and not the general public. Provided information on the required parking and stated the developer anticipates a large volume of residents walking to the amenity center, in addition to those driving a vehicle.

The Public Hearing was opened by Chairman Alzner.

*David Blom (Windsong Ranch Developer):* Discussed how surrounding property owners and prospective buyers have been notified of the proposed development. Provided information on the previously approved amenity center and why the proposed amendments for this amenity

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center are necessary. Discussed the cleaning process and testing procedures to ensure the lagoon meets safety regulations.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the request and expressed appreciation for the developers' effort to create a safe and unique environment for Prosper residents.

Motioned by Peterson, seconded by Cotten, to approve Item 6, subject to Town staff recommendations. Motion approved 7-0.

- 7. Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-25 (PD-25), in order to modify the residential architectural requirements of Lakewood, on 236.5± acres, generally located along the south side of First Street 1,700± feet east of Coit Road, and on the east side of Coit Road 800± feet south of First Street. (Z17-0018).**

Motioned by Atteberry, seconded by Daniel, to table Item 7 to the January 16th, 2018 meeting. Motion approved 7-0.

- 8. Conduct a Public Hearing, and consider and act upon an amendment to Chapters 3 and 4 of the Zoning Ordinance, regarding Tree Mitigation and Definitions. (Z17-0020).**

*Paul Naughton:* Summarized the proposed amendments and the benefit the amendments have for the Town.

*Cotten:* Voiced concern for creating additional fees for property owners trying to market their property to developers.

The Public Hearing was opened by Chairman Alzner.

*David Blom (Windsong Ranch Developer):* Described how the proposed amendments would affect his development. Voiced support and understanding with regard to the amendments.

There being no other speakers the Public Hearing was closed.

Commissioners generally voiced support for the intent of the ordinance amendment, but questioned how the amendment fits within the overall long-term goals of the Town. Commissioner Cotten voiced concern that the amendment would not motivate developers to save trees, but would rather become an additional fee. The Commissioners generally acknowledged the proposed provisions are typical in North Texas, and would not disadvantage the Town.

Motioned by Atteberry, seconded Daniel, to approve Item 8, subject to Town staff recommendations. Motion approved 6-1, with Commissioner Cotten casting the opposing vote. Commissioner Cotten stated his opposition was based on a belief that the proposed amendment would not necessarily achieve the objective of saving trees, and would generally create an additional fee for property owners and/or developers.

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9. **Conduct a Public Hearing and consider and act upon a request to amend Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding Commercial Antennas and Wireless Communication Facilities. (Z17-0023).**

*Webb:* Summarized the request and described the current need for modifying the commercial antenna regulations.

The Public Hearing was opened by Chairman Alzner.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the proposed amendment.

Motioned by Peterson, seconded by Cotten, to approve Item 9 subject to Town staff recommendations. Motioned approved 7-0.

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

*Glushko:* Requested feedback on the transition to digital packets and asked if the Commission would be interested in additional training.

11. **Adjourn.**

Motioned by Cotten, seconded by Atteberry to adjourn. Motion approved 7-0 at 8:00 p.m.

  
Pamela Clark, Planning Technician

  
Brandon Daniel, Secretary