



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 7, 2020, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Amy Bartley, Joe Grinstead, Chris Kern, and Chris Long.

Commissioners absent: Sarah Peterson.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the December 3, 2019, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Site Plan for a multi-tenant retail/restaurant building, on 1.9± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D19-0105).

3c. Consider and act upon a Replat for Whispering Farms Commercial Center, Block A, Lot 4R-C1, on 1.9± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D19-0106).

Motion by Daniel, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-91 (PD-91), for Cook Children's North Campus, on 23.7± acres, located on the northeast corner of US 380 and Windsong Parkway, to modify the concept plans to accommodate an increased hospital size and modified parking. (Z19-0021).

Ingalls: Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearing.

Jason Williamson (Applicant): Provided information regarding the proposed request, noting construction scheduled to commence in Spring 2020, with completion by Fall 2022.

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

Commissioners voiced support for the request.

Motioned by Grinstead, seconded by Bartley, to approve Item 4. Motion approved 6-0.

5. **Conduct a Public Hearing, and consider and act upon a request to rezone 0.6± acres from Single Family-15 (SF-15) to Downtown Single Family (DTSF), located on the south side of Third Street, east of Coleman Street. (Z19-0022).**

Ingalls: Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearing.

Juan Vasquez (Applicant): Provided information regarding the proposed request.

Landon Day (Property Owner): Provided information regarding proposed architectural style and sizes of the proposed dwellings.

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

Commissioners voiced support for the request.

Motioned by Long, seconded by Grinstead, to approve Item 5. Motion approved 6-0.

6. **Conduct a Public Hearing, and consider and act upon a request to rezone 2.1± acres from Single Family-15 (SF-15) to Planned Development-Downtown Office (PD-DTO), located on the north side of Broadway Street, west of Craig Road. (Z19-0023).**

Glushko: Summarized the request and presented exhibits provided by the applicant, indicating support for the proposed land use. Noted staff concerns regarding the proposed parking located in front of the existing structure and the reduced landscape setbacks and drive aisle.

Chairman Cotten opened the Public Hearing.

Matt Moore (Applicant): Provided information regarding the proposed request and parking orientation. Noted the proposed number of employees, parking needs, and anticipated traffic volume. Informed the existing landscaping along the southern property line would remain.

Warren Fitch (Northern Adjacent Resident, 604 E. Fifth Street): Inquired about the proposed screening along the northern property line, and requested a minimum eight-foot (8') screening fence.

Moore: Agreed to the installation of a minimum eight-foot (8') screening fence along the north side of the property.

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

Commissioner voiced support for the request.

Motioned by Bartley, seconded by Long, to approve Item 6. Motion approved 6-0, subject to the installation of a minimum eight-foot (8') screening fence along the north side of the property in accordance with the screening requirements of the Zoning Ordinance.

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

Glushko: Provided a summary of recent action taken by Town Council.

Secretary Bartley announced her resignation from the Planning & Zoning Commission.

8. **Adjourn.**

Motion by Long, second by Grinstead, to adjourn. Motion approved 6-0 at 6:47 p.m.



Evelyn Mendez, Planning Technician

