



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, January 16, 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, Secretary Brandon Daniel, Craig Andres, Sarah Peterson, and Charles Cotten

Commissioners absent: Vice Chair Bobby Atteberry and Marcus Ray

Staff present: Alex Glushko, Planning Manager, and Pamela Clark, Planning Technician

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

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the January 2, 2018, Regular Planning & Zoning Commission meeting.**

Motioned by Daniel, seconded by Andres, to approve the Consent Agenda. Motion approved 5-0.

**REGULAR AGENDA**

**4. 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).**

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

Chairman Alzner opened the Public Hearing.

*Aaron Richards (Developer Representative):* Informed Commissioners the requested amendments are an attempt to maintain consistent development standards throughout both phases of the Lakewood subdivision.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Cotten, seconded by Daniel, to approved Item 4 subject to Town staff recommendations. Motion approved 5-0.

**5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Utility Distribution/Transmission Facility (Brazos Electric), on 8.9± acres located on the east side of FM 1385, 2,700± feet south of Parvin Road. The property is zoned Agriculture. (S17-0004).**

*Glushko:* Summarized the request and presented exhibits provided by the applicant. Informed Commissioners the applicant is currently discussing options to have water provided by Mustang Special Utility District (SUD) for irrigation.

*Jeffrey Dolian (Applicant):* Provided information on current location of Town water service and Mustang SUD water service. Informed Commissioners they are working with Mustang SUP to provide water for irrigation, but in the event such service is not available, alternative drought-tolerant planting would be provided in accordance with the Town's approved plant list and established with temporary irrigation service. Indicated permanent irrigation is preferred. Confirmed the precast concrete screening walls with stone columns are eight feet (8') in height and located internal to the site, around the perimeter of the equipment. Stated the barbless fence would be located on the perimeter of the property, with the exception of the west side, along FM 1385. Informed Commission Brazos Electric will be the sole user of the communication tower.

*Cotten:* Requested additional information regarding the plan for the barbless fence at the time when a residential subdivision is developed adjacent to the facility. Inquired if Brazos Electric would agree to connect to Town water service once available.

*Alzner:* Requested the alternate landscape plan in the event that permanent irrigation cannot be provided. Inquired if the applicant would consider installation of a ten-foot (10') screening wall.

Chairman Alzner opened the Public Hearing.

*Chris Blair (Prosper Resident):* Inquired if Brazos Electric would be the sole user of the communication tower. Requested the Commission consider requiring 100% masonry screening walls in place of the precast concrete.

*Blair Woodall (Adjacent Property Owner):* Expressed concern on the impact the appearance of the transmission facility would have on surrounding properties designated as low density residential and requested additional information on the alignment of the transmission lines to and from the facility.

There being no other speakers the Public Hearing was closed.

Commissioners voiced concern regarding the fencing and how it relates to the surrounding properties, and the uncertainty of permanent irrigation. Commissioner Cotten suggested the item be tabled until the following items could be addressed by the applicant:

1. Providing the heights of all equipment within the facility;
2. Providing a determination on whether Mustang SUD could provide permanent irrigation, or providing an alternate landscape plan in the event permanent water service is not available; and
3. Consideration of providing a ten-foot (10') screening wall.

Motioned by Cotten, seconded by Peterson, to table Item 5 to the February 6<sup>th</sup>, Planning & Zoning Commission meeting. 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:* Provided a summary of recent action taken by Town Council.

7. **Adjourn.**

Motioned by Cotten, seconded by Peterson, to adjourn. Motion approved 5-0 at 7:01 p.m.

  
Pamela Clark, Planning Technician

  
Brandon Daniel, Secretary