



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
200 S. Main Street, Prosper, Texas  
Tuesday, April 2, 2019, 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 Bobby Atteberry, Secretary Brandon Daniel, Amy Bartley, Joe Grinstead, and Sarah Peterson.

Commissioners absent: Chris Long.

Staff present: Alex Glushko, Planning Manager and Evelyn Mendez, Planning Technician.

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the March 19, 2019, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Revised Preliminary Site Plan for a commercial development (Prosper Commons, Block B), on 23.9± acres, located on the northwest corner of Coit Road and US 380. The property is zoned Planned Development-2 (PD-2). (D19-0027).**
- 3c. Consider and act upon a Site Plan for a Minor Automotive Repair Facility (Valvoline), on 0.9± acre, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D19-0032).**
- 3d. Consider and act upon a Site Plan for a Wireless Communication and Support Structure (Town of Prosper), on 12.1± acres, located south of Fishtrap Road, east of FM 1385. The property is zoned Planned Development-40 (PD-40). (D19-0035).**

Motioned by Daniel, seconded by Atteberry, to approve the Consent Agenda, subject to Town staff recommendations. Motion approved 6-0.

**REGULAR AGENDA**

- 4. Consider and act upon a Site Plan for a Town Elevated Storage Tank, on 1.9± acres, located on the north side of Fishtrap Road, east of Teel Parkway. The property is zoned Agricultural (A). (D19-0007).**

*Glushko:* Summarized the request, presented exhibits, and recommended approval.

Commissioners voiced support for the request.

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

5. **Conduct a Public Hearing, and consider and act upon a request to rezone 0.3± acres, from Single Family-15 (SF-15) to Downtown-Office (DTO), located at the northwest corner of Fifth Street and Coleman Street. (Z19-0003).**

*Glushko:* Summarized the request, presented exhibits, and recommended approval.

Chairman Cotten opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Peterson, seconded by Atteberry, to approve Item 5, subject to Town staff recommendations. Motion approved 6-0.

6. **Conduct a Public Hearing, and consider and act upon a request to rezone 6.2± acres from Single Family-15 (SF-15) to Planned Development-Downtown Retail (PD-DTR), located on the southwest corner of Coleman Street and future McKinley Street. (Z19-0001).**

*Glushko:* Summarized the request, presented exhibits, and recommended approval.

Chairman Cotten opened the Public Hearing.

*John Gattis (Applicant):* Provided information regarding the proposed development, including hours of operation, measures to prevent off-hour drop, and employment of an after-hours security guard. Noted an estimated completion date of June 2020.

*Katrina Coffman (Property Owner):* Provided information regarding the proposed development.

There being no other speakers the Public Hearing was closed.

Commissioners expressed concerns regarding traffic congestion along Coleman Street during peak school drop-off and pick-up hours.

Commissioners voiced support for the proposed use and development.

Motioned by Bartley, seconded by Daniel, to approve Item 6, subject to Town staff recommendations. Motion approved 5-1. Commissioner Peterson voted in opposition to the request.

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.

8. **Adjourn.**

Motioned by Peterson, seconded by Daniel, to adjourn. Motion approved 6-0 at 6:29 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Brandon Daniel, Secretary