



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Wednesday, May 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, Charles Cotten, Marcus Ray, Sarah Peterson and Amy Bartley  
Commissioners absent: Secretary Brandon Daniel

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Planner; and Pamela Clark, Planning Technician

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the April 17, 2018, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for an elementary school (PISD), on 11.5± acres, located on the south side of Fishtrap Road, 1,200± feet west of Legacy Drive. The property is zoned Planned Development-14 (PD-14) and Planned Development-65 (PD-65). (D18-0021).**
- 3c. Consider and act upon a Site Plan for a restaurant with drive-through in Gates of Prosper (Panera Bread), on 1.5± acres, located on the north side of Richland Boulevard, 500± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D18-0032).**
- 3d. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block B, Lot 5, on 1.5± acres, located on the north side of Richland Boulevard, 500± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D18-0033).**

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

**REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone Planned Development-25 (PD-25) and Planned Development-39 (PD-39), on 1,364.1± acres, in order to divide PD-25 and PD-39 into new Planned Developments corresponding with current ownership, and allocating existing entitlements accordingly, located north of US 380, east of Coit Road, west of Custer Road, and north and south of First Street. (Z18-0001). (REQUEST TO BE TABLED)**

Motioned by Peterson, seconded by Cotten, to table Item 4 to the May 15, 2018, Planning & Zoning Commission meeting.

5. **Conduct a Public Hearing, and consider and act upon a Replat of Preserve at Doe Creek, Phase 1, Block A, Lots A-1X-R and 2-R and Block C, Lots 8 and C-1X-R, located on the southwest and southeast corners of Red Fox Drive and Gee Road. The property is zoned Planned Development-53-Single Family (PD-53). (D18-0023).**

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

Chairman Alzner opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Motioned by Cotten, 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 amend Specific Use Permit-19 (S-19) for a Child Day Care Center (Alpha Montessori), on 2.4± acres, located on Legacy Drive, 500± feet north of Prairie Drive. The property is zoned Planned Development-65-Single Family (PD-65) and Specific Use Permit (S-19). (S18-0002).**

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

Chairman Alzner opened the Public Hearing.

*Kevin Patel (Applicant):* Described the reduction to the building area and revised building elevations, including the decreased the student capacity and removal of the indoor gym.

There being no other speakers the Public Hearing was closed.

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

7. **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 (Lot 3), on 1.0± acre, located on the north side of US 380, 700± feet west of Gee Road. The property is zoned Commercial (C). (S18-0003).**

Item 7 was considered concurrently with Item 8.

8. **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 (Lot 5), on 2.2± acres, located on the north side of US 380, 1,000± feet west of Gee Road. The property is zoned Commercial (C). (S18-0004).**

*Ingalls:* Summarized the requests and presented exhibits provided by the applicant.

Ray: Inquired about relocating the dumpster enclosure away from the drive-through stacking lane.

Chairman Alzner opened the Public Hearings for Items 7 and 8.

*Kevin Wier (Applicant):* Addressed the Commissions' concern regarding the dumpster location.

There being no other speakers the Public Hearings for Items 7 and 8 were closed.

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

Motioned by Ray, seconded by Peterson, to approve Item 8, subject to Town staff recommendations. Motion approved 6-0.

9. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through, in Windsong Ranch Marketplace (Panera Bread), on 1.2± acres, located on the north side of US 380, 500± feet west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (S18-0005).**

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

Chairman Alzner opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Motioned by Peterson, seconded by Atteberry, to approve Item 9, subject to Town staff recommendations. Motion approved 6-0.

10. **Conduct a Public Hearing, and consider and act upon a request to amend the Old Town Inset Map of the Future Land Use Plan from Old Town Core – Single Family to Old Town Core – Retail, located on the east side of Coleman Street, between Fifth Street and north of Seventh Street. (CA18-0001). [Companion Cases Z18-0002 and MD18-0003]**

Item 10 was considered concurrently with Items 11 and 12.

11. **Conduct a Public Hearing, and consider and act upon a request to rezone 0.7± acre from Single Family-15 (SF-15) to Downtown Retail (DTR), located on the southeast corner of Seventh Street and Coleman Street. (Z18-0002). [Companion Cases CA18-0001 and MD18-0003]**

Item 11 was considered concurrently with Items 10 and 12.

12. **Consider and act upon a request for a Façade Exception for Cornerstone, located on the southeast corner of Seventh Street and Coleman Street. (MD18-0003). [Companion Cases CA18-0001 and Z18-0002]**

Chairman Alzner and Commissioner Bartley recused themselves and stepped away from the dias during consideration of Items 10, 11, and 12 due to potential conflicts of interest.

*Glushko*: Summarized the requests and presented exhibits provided by the applicant.

Vice Chairman Atteberry opened the Public Hearings for Items 10 and 11.

*Matt Moore (Applicant)*: Provided information on the proposed use and site layout.

*Cotten*: Inquired about security of the site and operational measures related to after-hour drop-off.

*Kevin Rveck (Adjacent Property Owner)*: Stated opposition to the request. Expressed concern related to the impact to his property and the surrounding neighborhood.

*Loretta Baker (Adjacent Property Owner)*: Suggested peak traffic and parking demands experienced at the current Cornerstone location will be reduced due to the expanded hours of operation at the proposed location.

*Wayne Bartley (Cornerstone Representative)*: Addressed concerns with after-hour drop-off, which will be handled through various operational measures, including camera surveillance.

There being no other speakers the Public Hearings for Items 10 and 11 were closed.

Commissioners voiced support for the request and effort to prevent after-hour drop-off. Commissioner Ray requested that the applicant select a neutral color for the building.

Motioned by Cotten, seconded by Peterson, to approve Item 10, subject to Town staff recommendations. Motion approved 4-0.

Motioned by Ray, seconded by Cotten, to approve Item 11, subject to Town staff recommendations. Motion approved 4-0.

Motioned by Ray, seconded by Peterson, to approve Item 12, subject to Town staff recommendations and the building being painted a neutral color. Motion approved 4-0.

Chairman Alzner and Commissioner Bartley returned to the dais.

**13. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 3, Section 1 "Use of Land and Buildings" and Section 2 "Definitions" of the Zoning Ordinance, regarding Home Occupation, Child Care Centers, Household Care Facilities, and Community Homes. (Z17-0015).**

*Ingalls*: Summarized the proposed amendments and recommended approval.

Chairman Alzner opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Motioned by Atteberry, seconded by Ray, to approve Item 13, subject to Town staff recommendations. Motion approved 6-0.

Prosper Planning & Zoning Commission  
Meeting Minutes of May 2, 2018

**14. Adjourn.**

Motioned by Cotten, seconded by Atteberry, to adjourn. Motion approved 6-0 at 7:15 p.m.



Pamela Clark, Planning Technician



Brandon Daniel, Secretary