



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
200 S. Main Street, Prosper, Texas  
Tuesday, June 18, 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 Chris Long.

Commissioner 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 June 4, 2019, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 5X, for eight (8) single family residential lots and one (1) HOA/open space lot, on 2.4± acres, located on the east side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D19-0043).**

**3c. Consider and act upon a Site Plan for a Convenience Store with Gas Pumps (Murphy Express), on 1.2± acres, located on the north side of US 380, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D19-0047).**

**3d. Consider and act upon a Final Plat for Gates of Prosper, Phase 2, Block A, Lot 1, on 52.1± acres, located on southwest corner of Lovers Lane and Preston Road. The property is zoned Planned Development-67 (PD-67). (D19-0048).**

**3e. Consider and act upon a Revised Site Plan for a Town Hall/Multi-Purpose Facility (Town of Prosper), on 5.4± acres, located on the northwest corner of First Street and Main Street. The property is zoned Planned Development-80 (PD-80) and Single Family-15 (SF-15). (D19-0051).**

Motioned by Daniel, seconded by Atteberry, 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 rezone a portion of Planned Development-43 (PD-43) and a portion of Planned Development-65 (PD-65), to Planned Development-C (PD-C), to allow for an Automobile Sales, Service,**

**and Leasing facility (Ford), on 17.1± acres, located on the north side of US 380, west of Mahard Parkway. (Z18-0013).**

*Ingalls:* Summarized the request, presented exhibits, noting the proposed reduction to open space, landscaping, and hardscaping along US 380, and recommended tabling the item indefinitely to allow the applicant an opportunity to revise the request to increase the open space, landscape, and hardscape elements along US 380.

Chairman Cotten opened the Public Hearing for Item 4.

*Robert Sanders, Missy Monier, and Chaz Gilmore (Applicants):* Provided an overview of the proposed development and rezoning request, including the increased building area and parking spaces, proposed landscape areas, adjacent properties, and tax implications.

*Clint Richardson (Greater Texas Land Resources):* Provided information regarding the proposed development and request, including information regarding the proposed detention pond.

There being no other speakers, the Public Hearing for Item 4 was closed.

Commissioners indicated a preference not to table the request, noting a desire for increased open space and landscaping along US 380. Recommended the applicant reevaluate the request to determine if additional open space and/or landscaping could be incorporated into the development along US 380.

Motioned by Bartley, seconded by Grinstead, to approve Item 4, subject to revising the proposed exhibits to increase the open space and/or landscaping along US 380. Motion approved 6-0.

- 5. Conduct a Public Hearing, and consider and act upon a Town-initiated request to amend Chapter 2, Section 18 and Section 19, of the Zoning Ordinance, generally to amend the architectural development standards for Downtown Retail (DTR) and Downtown Commercial (DTC) Zoning districts. (Z19-0010).**

*Glushko:* Recommended Item 5 be tabled indefinitely.

Chairman Cotten opened the Public Hearing for Item 5.

There being no speakers, the Public Hearing for Item 5 was closed.

Motioned by Atteberry, seconded by Long, to table Item 5 indefinitely. Motion approved 6-0.

- 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 actions taken by the Town Council.

- 7. Adjourn.**

Motioned by Long, seconded by Atteberry, to adjourn. Motion approved 6-0 at 6:50 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Brandon Daniel, Secretary