



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, September 4, 2018, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:01 p.m.

Commissioners present: Chairman John Alzner, Secretary Brandon Daniel, Charles Cotten, Marcus Ray, Amy Bartley, and Sarah Peterson

Commissioners absent: Vice Chairman Bobby Atteberry

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Pamela Clark, Planning/GIS Specialist; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the August 21, 2018, Planning & Zoning Commission meeting.

3b. Consider and act upon a Revised Conveyance Plat for Hunter Gateway, Block A, Lots 8R, and 9-12, on 33.6± acres, located on the north side of US 380, east of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D18-0055).

3c. Consider and act upon a Preliminary Site Plan for a commercial development (Shops at La Cima Commons), on 33.6± acres, located on the north side of US 380, east of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D18-0056).

3d. Consider and act upon a Preliminary Plat for the Parks at Legacy, Phase 4, for 29 single family residential lots, on 8.6± acres, located on the north side of Prairie Drive, west of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D18-0072).

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

REGULAR AGENDA

4. Consider and act upon a Revised Preliminary Site Plan for a commercial development (Westfork Crossing), on 97.5± acres, located on the northwest corner of Gee Road and US 380. The property is zoned Commercial (C), Specific Use Permit-24 (S-24), Specific Use Permit-26 (S-26), and Specific Use Permit-27 (S-27). (D18-0024).

5. **Consider and act upon a Revised Conveyance Plat and Subdivision Waiver for the Westfork Crossing Addition, Block A, Lots 2-11, on 97.5± acres, located on the northwest corner of US 380 and Gee Road. The property is zoned Commercial (C), Specific Use Permit-24 (S-24), Specific Use Permit-26 (S-26), and Specific Use Permit-27 (S-27). (D18-0025).**

Items 4 and 5 were considered concurrently.

Ingalls: Summarized the requests for a Revised Preliminary Site Plan, Revised Conveyance Plat, and Subdivision Waiver to allow for lots without street frontage. Presented exhibits provided by the applicant. Recommended approval of the requests.

Cotten: Requested clarification regarding the extent of Lot 11 and information pertaining to construction of fire lanes versus public streets.

Ingalls: Provided information regarding lot configuration and paving standards.

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

Motioned by Daniel, seconded by Ray, 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 for a Specific Use Permit (SUP) for a Child Day Care (Ace Montessori), in Windsong Ranch Marketplace, on 2.5± acres, located on the east side of Gee Road, north of US 380. The property is zoned Planned Development-40 (PD-40). (S18-0006).**

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

Peterson: Requested information regarding the distance between the proposed child day care (Ace Montessori) and the existing child day care to the north (Primrose School of Prosper).

Chairman Alzner opened the Public Hearing.

Tom Promzao (Applicant): Provided an overview of the project. Informed a market study had been conducted for the proposed child day care. Explained the difference between curriculums of various child day cares.

Daniel: Voiced concern regarding traffic patterns and peak drop-off/pick-up times, as well as proposed fencing.

Promzao: Provided information regarding traffic patterns, drop-off and pick-up operations, and fencing.

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

Commissioners voiced support for the request.

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

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7. **Conduct a Public Hearing, and consider and act upon a request to amend Chapter 1, Section 8, of the Zoning Ordinance, Changes and Amendments to all Zoning Ordinances and Districts and Administrative Procedures, regarding Public Hearing and Notice. (Z17-0021).**

Glushko: Provided information on current and proposed regulations. Recommended approval.

Chairman Alzner opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Daniel, seconded by Peterson, to approve Item 7, subject to Town staff recommendations. Motion approved 6-0.

8. **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. Introduced Evelyn Mendez, Planning Technician.

9. **Adjourn.**

Motioned by Cotten, seconded by Daniel, to adjourn. Motion approved 6-0 at 6:44 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary