



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 15, 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 Brandon Daniel, Secretary Amy Bartley, Joe Grinstead, Chris Kern, Chris Long, and 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 October 1, 2019, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Site Plan for a Credit Union with Drive-Through (Neighborhood Credit Union), on 1.5± acres, located on the north side of US 380, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D19-0090).

3c. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 3, on 1.5± acres, located on the north side of US 380, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D19-0091).

3d. Consider and act upon a Final Plat for Windsong Ranch, Phase 5D, for 93 single family residential lots and seven (7) HOA/open space lots, on 38.2± acres, located on the southwest corner of future Windsong Parkway and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D19-0092).

Motioned by Daniel, seconded by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to modify the development standards of Planned Development-40 (PD-40), for Windsong Ranch, including but not limited to key lot side yard setbacks. (Z19-0015).

Glushko: Summarized the request and recommended approval.

Chairman Cotten Opened the Public Hearing.

David Blom (Applicant): Provided information regarding the proposed request.

Heather Rattin (Windsong Ranch Resident): Inquired about the impact of the proposed amendment to existing residences.

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

Motioned by Grinstead, seconded by Peterson, to approve Item 4. Motion approved 7-0.

5. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-68 (PD-68), Shops at Prosper Trail, on 33.2± acres, located on the northeast corner of Preston Road and Prosper Trail, generally to modify the development standards, including but not limited to permitting a drive-through restaurant, outdoor sales and display, modified parking regulations, and architectural design. (Z19-0017).**

Glushko: Summarized the request and presented exhibits provided by the applicant. Recommended,

- 1) denial of the drive-through restaurant use on Lot 6;
- 2) approval of the flat-roof architecture on Lot 7, subject to Town Council approval of a development agreement, including elevations consistent with proposed Exhibit F;
- 3) denial of additional outdoor sales and display uses; and
- 4) approval of the modified parking on Lot 5, subject to the inclusion of a parking island.

Chairman Cotten opened the Public Hearing.

Commissioners: Inquired about the proposed uses; architecture; outdoor sales and display; parking; and zoning of the surrounding properties.

Don Silverman (Applicant): Provided information regarding the development, in addition to details related to the proposed uses, architecture, outdoor sales and display, and parking.

Curt Mooney (Saddle Creek Resident): Voiced opposition for the proposed drive-through restaurant use.

There being no additional speakers the Public Hearing was closed.

Commissioners voiced support for the professional office and parking on Lot 5 as it presently exists. Commissioners voiced concern regarding additional outdoor sales and display. Chairman Cotten indicated support for the proposed drive-through restaurant use. Commissioner Peterson indicated concerns related to the auto part sales use.

Motioned by Bartley, seconded by Daniel, to approve Item 5, subject to the following conditions:

- 1) Denial of the drive-through restaurant use on Lot 6;
- 2) Approval of the flat-roof architecture on Lot 7, subject to Town Council approval of a development agreement, including elevations consistent with proposed Exhibit F;
- 3) Denial of additional outdoor sales and display uses;
- 4) Approval of the modified parking on Lot 5, as it presently exists; and
- 5) Town Council approval of a development agreement, including elevations of the office located on Lot 8 consistent with proposed Exhibit F.

Motion approved 5-2. Chairman Cotten and Commissioner Peterson voted in opposition to the request.

6. Discussion Regarding Windsong Ranch, Phases 6-9.

David Blom (Tellus Group): Provided a presentation regarding the Windsong Ranch development and proposed amendments to Planned Development-40 (PD-40), regarding Phases 6-9 for smaller lots.

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 Grinstead, seconded by Daniel, to adjourn. Motion approved 7-0 at 8:22 p.m.



Evelyn Mendez, Planning Technician



Amy Bartley, Secretary