



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, December 18, 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 Charles Cotten, Vice-Chairman Bobby Atteberry, Joe Grinstead and Chris Long.

Commissioners absent: Secretary Brandon Daniel, Amy Bartley, and Sarah Peterson

Staff present: John Webb, Director of Development Services; 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 December 4, 2018, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Whispering Gables Addition, Block A, Lot 1R, on 3.4± acres, located on the northwest corner of Richland Boulevard and Coit Road. The property is zoned Office (O). (D18-0098).**
- 3c. Consider and act upon a Final Plat for Westfork Crossing, Block A, Lot 5, on 2.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) and Specific Use Permit-27 (S-27). (D18-0108).**
- 3d. Consider and act upon a Site Plan for Gates of Prosper, Phase 2, on 52.1± acres, located on the southwest corner of Lovers Lane and Preston Road. The property is zoned Planned Development-67 (PD-67). (D18-0123).**
- 3e. Consider and act upon a Final Plat for Windsong Ranch, Phase 5B, for 72 single family residential lots and two (2) HOA/open space lots, on 32.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D18-0125).**
- 3f. Consider and act upon a Site Plan for a Temporary Building at the Central Fire Station, on 3.4± acres, located on the south side of First Street, east of Preston Road. The property is zoned Planned Development-6 (PD-6). (D18-0126).**

Motioned by Atteberry, seconded by Grinstead, to approve the Consent Agenda, subject to Town staff recommendations. Motion approved 4-0.

REGULAR AGENDA

- 4. Consider and act upon a Site Plan for Whispering Gables, and solid living screen in lieu of a masonry wall, on 3.6± acres, located on the northwest corner of Richland Boulevard and Coit Road. The property is zoned Office (O). (D18-0099).**

Clark: Summarized the request, presented exhibits, and recommended approval.

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

- 5. Consider and act upon a Site Plan for a Drive-Through Restaurant (Rosa's Café) in Westfork Crossing, on 2.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) with a Specific Use Permit-27 (S-27) for a drive-through restaurant. (D18-0109).**

Clark: Summarized the request, presented exhibits, and recommended approval.

Motioned by Atteberry, seconded by Long, to approve Item 5, subject to Town staff recommendations. Motion approved 4-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to repeal Specific Use Permit-24 (S-24), for a Drive-Through Restaurant in Westfork Crossing (Lot 2), on 2.1± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) and Specific Use Permit-24 (S-24). (S18-0010).**

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

Chairman Cotten opened the Public Hearing.

There being no speakers the Public Hearing was closed.

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

- 7. Conduct a Public Hearing, and consider and act upon a request to repeal Specific Use Permit-26 (S-26), for a Drive-Through Restaurant in Westfork Crossing (Lot 3), on 1.0± acre, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C) and Specific Use Permit-26 (S-26). (S18-0011).**

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

Chairman Cotten opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Motioned by Grinstead, seconded by Atteberry, to approve Item 7 subject to Town staff recommendations. Motion approved 4-0.

8. **Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40 (PD-40), in order to modify the Development Standards for the Windsong Ranch Townhouses, on 57.4± acres, generally located along the west side of Teel Parkway, south of Fishtrap Road. (Z18-0017).**

Ingalls: Summarized the request, presented exhibits, and recommended approval.

Chairman Cotten opened the Public Hearing.

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

There being no additional speakers the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Long, seconded by Atteberry, to approve Item 8 subject to Town staff recommendations. Motion approved 4-0.

9. **Discuss Draft Downtown Architectural Standards.**

Commissioner Long left the meeting at 6:14 p.m.

Webb: Briefed the Commission on Phase 2 of the Old Town Study, specifically regarding architectural design.

10. **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.

11. **Adjourn.**

Motioned by Grinstead, seconded by Atteberry, to adjourn. Motion approved 3-0 at 6:24 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary