



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, February 17, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair Mike McClung, Vice Chair Craig Moody, Brian Barnes, David Snyder, John Hema and John Alzner.

Secretary Chris Keith arrived at 6:09 p.m.

Staff present: Hulon Webb, Executive Director of Development and Community Services; John Webb, Director of Development Services; Alex Glushko, Senior Planner; Robert Winningham, Executive Director of the Economic Development Corporation; and Pamela Clark, Planning Technician.

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the February 3, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Rd. The property is zoned Planned Development-40 (PD-40). (D14-0043).**
- 3c. Consider and act upon a Site Plan and a Final Plat for Windsong Ranch Marketplace, Block A, Lots 4, 5, 7, 8 & 9, and a Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 1, 2, 3, 6 & 10, for a grocery store (Kroger), a convenience store with fuel pumps, and two (2) retail/restaurant buildings, on 23.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D14-0094).**
- 3d. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 2D, for 161 single family residential lots, on 62.8± acres, located on the southwest corner of Fishtrap Road and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D14-0092).**
- 3e. Consider and act upon a Preliminary Site Plan for Windsong Ranch Townhomes, Phase 2C, for 300 single family attached residential lots, on 65.5± acres, located on the west side of Teel Parkway, 400± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D14-0093).**
- 3f. Consider and act upon a Site Plan for La Cima Crossing, Block A, Lot 1, for a convenience store with gas pumps (Valero), on 2.4± acres, located on the northwest corner of US 380 and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D15-0004).**

Vice Chair Moody requested to pull item 3f for discussion.

Motioned by Moody, seconded by Snyder, to approve items 3a, 3b, 3c, 3d, and 3e subject to staff recommendations. Motion approved 6-0.

After clarification, motioned by Moody, seconded by Snyder, to approve item 3f subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

4. **Consider and act upon a Preliminary Site Plan for a medical/general office development (Prosper Trails Office Center), and a solid living screening in lieu of a masonry wall, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D14-0089).**
5. **Consider and act upon a Site Plan and a Final Plat for Prosper Trails Office Center, Block A, Lots 1, 2, 3 & 4, and a Conveyance Plat for Prosper Trails Office Center, Block A, Lots 5, 6 & 7, for a medical office development, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D14-0088).**

Glushko: Requested to combine the two items for consideration of items 4 and 5. Explained the reason for items 4 and 5 being on the Regular Agenda was because the applicant requested solid living screening in lieu of a masonry wall. Explained the requests were previously approved but the applicant has proposed to shift the building slightly closer to the adjacent residential properties, which requires approval by the Planning & Zoning Commission. He noted the buildings still met the setback requirements. Presented photographs of the property looking east and west. Recommended items 4 and 5 for approval subject to staff recommendations.

Commission Discussion

Motioned by Snyder, seconded by Hema, to approve items 4 and 5 subject to staff recommendations. Motion approved 7-0.

6. **Consider and act upon a Preliminary Plat for Falls of Prosper, for 148 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0007).**

Glushko: Summarized the request. Presented an aerial photograph of the property and presented the approved zoning exhibit for the property. Stated the reason for being on the Regular Agenda is to recommend denial due to the not meeting the Town's minimum development standards. Stated the 100 foot powerline easement proposed in the single family's residential lots does not conform to the zoning, Planned Development-70 (PD-70). Stated the Town has concerns with the 100-foot powerline easement that is included in the single family residential lots as future land owners will be required to maintain and pay taxes on unusable land. Stated the Town's Engineering Department has concerns with the layout and how lot-to-lot drainage can be avoided without significant grading in the easement. Stated Town concerns by the 4.2± acre estate lot and the balance of the property being laid out near the maximum allowable density which could create a unnecessary hardship for a non-residential lot or further subdivision. Due to lack of conformance with zoning, recommended denial of the preliminary plat.

Mardy Brown (Applicant): Explained that the zoning exhibit was to be used only as a conceptual layout for the development. Provided information on the inclusion of the powerline easement into the single family residential lots. Provided comparison of surrounding developments and how they included the power line easement. Explained that the developer does not own the 4.2± acres estate lot and that the owner is aware they would be required to apply for a Specific Use Permit for the development a daycare center on that lot. Stated the homeowners association would be responsible for the installation of the wrought iron fencing along the powerline easement and would be responsible for the maintenance of the 25' residential lot outside the 50' hike and bike trail easement/common area lot.

Mehrdad Moayedi (Applicant): Presented information from previous public hearing meeting minutes from past Planning & Zoning Commission and Town Council meeting regarding the intended use of the 4.2± acres corner lot.

Commission Discussion. Expressed desire to have ornamental metal fences erected at the time of development, prior to the construction of homes, to give buyers fair warning that a portion of the lot is within an easement, outside the fence, and unusable. Commissioners concurred with concerns expressed by staff but wanted the applicant to work with staff.

Motioned by Snyder, seconded by Keith, to table item 6 and allow the applicant more time to address staff and Commission concerns. Motion passed 7-0.

7. Discuss activities of the Prosper Economic Development Corporation.

H. Webb: Appeared on behalf of the EDC and requested to reschedule their presentation to the March 3, 2015 meeting.

8. Discuss date of future tour.

J. Webb: Stated that all of the Commissioners were not available on the same day for a tour in March. Commission suggested the tour be held on April 7, 2015.

9. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

10. Adjourn.

Motioned by Snyder, seconded by Moody to adjourn. Motion approved 7-0 at 7:47 p.m.



Pamela Clark, Planning Technician



Chris Keith, Secretary