



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, March 1, 2016, 7:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 7:12 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Craig Andres, Chad Robertson, Tripp Davenport, and Brandon Daniel

Staff present: Hulon Webb, Executive Director of Development and Community Services; John Webb, Director of Development Services; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician.

2. Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the February 16, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat for Windsong Ranch, Phase 3C, for 88 single family residential lots and 5 HOA/open space lots, on 50.0± acres, located on the west side of Windsong Parkway, 2,000± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0009).**
- 3c. Consider and act upon a Final Plat for Windsong Ranch, Phase 4B, for 63 single family residential lots and 3 HOA/open space lots, on 43.9± acres, located 370± feet east of Windsong Parkway, 380± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0010).**

Motioned by Snyder, seconded by Daniel, 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 an ordinance for a Specific Use Permit (SUP), for an Automotive Repair Facility, on 0.6± acre, located on the east side of McKinley Street, 400± feet south of Broadway Street. The property is zoned Downtown Commercial (DTC). (S16-0003). *[This case has been withdrawn.]***

Glushko: Notified Commissioners that the proposed request has been withdrawn.

- 5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the west side of Coit Road, 2,300± feet north of**

First Street, from Low Density Residential to Medium Density Residential. (CA16-0001). [Companion Case Z16-0002]

- 6. Conduct a Public Hearing, and consider and act upon a request to zone 54.0± acres of unincorporated property to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10), located on the west side of Coit Road, 2,300± feet north of First Street. (Z16-0002). [Companion Case CA16-0001]**

Glushko: Summarized the request to amend the Future Land Use Plan and the zoning request. Provided information on the zoning of the surrounding properties and the designations on the Future Land Use Plan. Presented exhibits provided by the applicant for both requests. Informed Commission that fourteen (14) Comprehensive Plan and eight (8) Zoning Public Hearing Notice Reply forms have been received in opposition to the request, since the packet was originally distributed to the Commission.

Public Hearing was opened by Chair Alzner.

Dale Clark (Applicant): Provided a presentation describing the development and stated that four builders and two products are proposed within the development. Described the layout of the development and described the lot sizes within the development. Listed possible builders as American Legend Homes, Highland Homes, Huntington Homes, and Drees Homes. Presented an example of the subdivision entry and additional features within the development.

Greg Dawson (Drees Homes Builder): Listed areas in Prosper where they are currently building and the price ranges for those developments. Described the exterior construction of the homes and presented an example of similar exterior.

Christian Norris (Highland Homes Builder): Described price range of Highland and Huntington Homes proposed in the development.

Chuck Stuber (Property Owner): Provided a history of the property and existing improvements, and described the proposed layout and intent of his property. Described the impacts of the future sports complex adjacent to the south of the proposed development.

Murphy Yates (Deer Run Resident): Expressed concerns regarding traffic cutting through Deer Run, the transition between the neighborhoods, and the possibility of an emergency gate to deter cross access.

Kevin Westra (Quail Lake Resident): Described the dwelling units per acre for the Deer Run/Quail Lake and the Whispering Farms Enclave, and expressed concerns of bringing in a higher density into an area surrounded by low density.

Jeff Gladden (Deer Run Resident): Expressed concerns about the cross access between the proposed development and Deer Run.

Ron Leighton (Deer Run Resident): Expressed concerns about the density of the development and the lot sizes, the single entrance on Coit Road and suggested the cross connection be used for emergency purposes only.

Angela Wishon (Enclave Resident and HOA President of Enclave at Whispering Farms): Expressed concerns regarding modifying the Comprehensive Plan to accommodate medium density residential and stated there is a need for larger lot communities. Inquired why the developer could not meet the recommendations of the Future Land Use Plan.

David McCabe (Deer Run Resident): Expressed opposition to changing the density and supported upholding the current Comprehensive Plan.

Sohail Ajmal (Deer Run Resident): Expressed concerns regarding density change, increased cross through traffic through Deer Run, the one access point on Coit Road, and preferred for cross connection to be gated and for emergency use only.

Tamara Heath (Deer Run Resident): Expressed concern that the development would be changing the personality of Prosper and reducing development standards, requested developer match lot lines along the northern edge of the property. Supported the cross connection having a gate for emergency access only, and suggested additional access points on Coit Road.

Kathy Devany (Deer Run Resident): Expressed concerns regarding traffic and abuse of traffic through Deer Run, and safety. Supported emergency only access gate at cross connection, but expressed concern that the gate would be removed at a later date to accommodate traffic demand.

David Bird (Deer Run Resident): Expressed concern about the lots that have sides facing the Deer Run development and the transition between the developments. Suggested additional access points from Coit Road.

Greg Weaver (Quail Lake Resident): Expressed concerns regarding the proposed lot lines not matching up to the existing Quail Lake property lines.

Susan Wilson (Deer Run Resident): Suggested a common area buffer and walking path between the proposed and existing subdivisions. Expressed concerns about the cross through traffic, and suggested the cross connection gate needs to be for emergency access only. Expressed opposition to changing the density on the Future Land Use Plan.

Randy Stewart (Deer Run Resident): Expressed concerns about one entrance from Coit Road, and iron fencing being replaced with wooden fencing.

Davenport: Clarified that future public street developments could also have cross access through Deer Run without an emergency gate.

Daniel: Inquired if two points of access had been considered.

Alzner: Asked what the lot count would be if the development were low density residential.

Dale Clark: Stated the connection through Deer Run could be for emergency access only, or serve as an exit only from the proposed subdivision. Informed Commission he is currently working with staff to determine the feasibility of a gate for emergency access only. Estimated that the lot count at low density would be approximately 125-130 lots and a secondary access on Coit Road would eliminate additional lots.

Public Hearings for Items 5 and 6 closed by Chair Alzner.

Commission Discussion

Robertson, Hema, Andres, Daniel, Snyder and Alzner discussed the following concerns: the proposed development would create increased traffic and the stress on current infrastructure; request would substantially increase density and modify the intended transition of land uses as intended by the Comprehensive Plan; the proposed development would increase cross through traffic in Deer Run; there is a need for additional access points from Coit Road, the plan is lacking compliance to local government codes and ordinances, and there is not substantial rationale justifying revising the Future Land Use Plan of the Comprehensive Plan.

Motioned by Hema, seconded by Snyder, to deny Item 5. Motion denied 6-1. Davenport voted in opposition to the motion.

Motioned by Hema, seconded by Snyder, to deny Item 6. Motion denied 6-1. Davenport voted in opposition to the motion.

Webb: Informed audience that the Public Hearings are scheduled for April 12, 2016, at the regularly scheduled Town Council meeting.

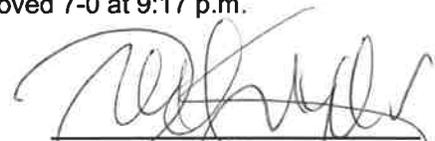
- 7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

No items were discussed.

- 8. Adjourn.**

Motioned by Hema, seconded by Davenport to adjourn. Motion approved 7-0 at 9:17 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary