



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, March 3, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 6:00 p.m.

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

Commissioner(s) absent: John Hema

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Pamela Clark, Planning Technician

2. Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the February 17, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Site Plan and Final Plat for Windsong Ranch, Phase 2C-1, for 158 single family attached residential lots, on 44.1± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0009).**

Motioned by Snyder, seconded by Keith, to approve subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, on the east side of Main Street, from Third Street to First Street, from Old Town – Office to Old Town – Main Street Retail. (CA15-0001). [Companion to Case #Z15-0001]**
- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 0.8± acre, located on the southeast corner of Main Street and Third Street from Commercial (C) to Downtown Retail (DTR). (Z15-0001). [Companion to case #CA15-0001]**

Glushko: Summarized the zoning request and the request to amend the Future Land Use Plan. Provided information on the zoning of the surrounding properties and the designations on the current Future Land Use Plan. Presented exhibits provided by the applicant. Described the differences in the development standards for the Downtown Office and Downtown Retail districts. Informed Commissioners that Town staff has not received any public hearing notice reply forms in opposition to the zoning change or the

Future Land Use Plan amendment. Staff recommended approval of the zoning request and the Future Land Use Plan amendment.

Public Hearing opened by Chair McClung for Item 4.

Luke Brown (Applicant): Described his development plans for the properties, including the building design and orientation.

Commission Discussion. Commission discussed and noted that the Old Town – Main Street Retail District should extend only from Third Street to Second Street on the east side of Main Street, and the properties on First Street should remain Old Town – Office.

Motioned by Moody, seconded by Barnes, to approve Item 4 subject to revising the Future Land Use Plan to extend the Old Town – Main Street Retail district from Third Street to Second Street on the east side of Main Street, and leaving the property on the east side of Main Street, from Second Street to First Street as Old Town – Office. Motion approved 6-0.

Public Hearing opened by Chair McClung for Item 5.

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

Commission Discussion.

Motioned by Snyder, seconded by Alzner, to approve subject to staff recommendations. Motion approved 6-0.

6. Conduct a Public Hearing, and consider and act upon a request to rezone 1.1± acres, located on the north side of Third Street, 200± feet east of Coleman Street from Single Family-15 (SF-15) to Downtown Single Family (DTSF). (Z15-0002).

Glushko: Summarized the request and provided information on the surrounding zoning. Presented architectural renderings provided by the applicant for the Commissioners review. Informed Commissioners that Town staff has received one public hearing reply form; in opposition to the request. Described the differences in the development standards for Single Family-15 and Downtown Single Family districts. Recommended approval of the request.

Public Hearing opened by Chair McClung.

Michael Pettis (Applicant): Described his development plans for the properties, including the construction materials and the selling price range for the homes.

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

Commission Discussion.

Motioned by Keith, seconded by Snyder, to approve subject to staff recommendations. Motion approved 6-0.

7. Conduct a Public Hearing, and consider and act upon a request to amend 3.5± acres of Planned Development-17 (PD-17), located on the northwest corner of First Street and Preston Road. (Z15-0003).

Glushko: Described the property and the zoning of the surrounding properties. Summarized the zoning request and presented exhibits provided by the applicant. Informed Commissioners that no public hearing reply forms in opposition have been received. Recommended approval.

Juan Vasquez (Applicant): Described the current elevations of the surrounding roadways and proposed finished floor elevations for the development. Stated the proposed building would be at a similar elevation to Preston Road and First Street adjacent to the proposed development.

Perry Thompson (Applicant): Described the underground parking and the finished floor elevations of the parking garage.

Public Hearing opened by Chair McClung.

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

Commission Discussion. Commissioners expressed their concerns regarding the height of the building.

Motioned by Snyder, seconded by Barnes, to approve subject to staff recommendations. Motion approved 5-1; Vice Chair Moody opposed, indicating concern with the height of the proposed structure.

8. Consider and act upon a request for a Variance to the Subdivision Ordinance regarding Thoroughfare Screening along Windsong Parkway and Gee Road, for Windsong Ranch, Phases 1A, 1B, 3A-1, and 3B. (V15-0001).

Glushko: Stated that due to a phase being excluded from the agenda caption, this item is requested to be tabled.

Motioned by Snyder, seconded Alzner, to table Item 8. Motion approved 6-0.

9. Discuss Residential Design and Development Standards.

Webb: Summarized the suggested revised development standards and received input from the Commission.

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

Webb: Reminded Commissioners of the tour scheduled for April 7, 2015 and informed Commissioners of the possible date change May 5, 2015 Planning & Zoning Commission meeting due to early voting taking place in the Municipal Chambers.

11. Adjourn.

Motioned by Snyder, seconded by Moody, to adjourn. Motion approved 6-0 at 7:36 p.m.

*Town of Prosper Planning & Zoning Commission
Regular Meeting Minutes
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Pamela Clark, Planning Technician



Chris Keith, Secretary