



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, March 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.

Commissioner absent: Chris Keith

Commissioner David Snyder arrived at 6:07 p.m., and Commissioner John Hema arrived at 6:11 p.m.

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 March 3, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. **Consider and act upon an extension of a Preliminary Plat for Prosper Trail Estates, for 494 single family residential lots on 212.0± acres, located on the north side of Prosper Trail, 2,500± feet west of Dallas Parkway. The property is zoned Planned Development-36 and Planned Development-60 (PD-36 & PD-60). (D12-0047).**
- 3c. **Consider and act upon a Site Plan and a Final Plat for Westfork Crossing Addition, Block A, Lot 1, for a convenience store with gas pumps (RaceTrac), on 2.4± acres, located on the northwest corner of US 380 and Gee Road. The property is zoned Commercial (C). (D14-0072).**
- 3d. **Consider and act upon a Site Plan and a Final Plat for La Cima Crossing Addition, Block A, Lots 1 and 2, for a retail building on Lot 2, on 6.7± acres, located on the northwest corner of US 380 and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D15-0001).**
- 3e. **Consider and act upon a final plat of Windsong Ranch, Phase 2D-1, for 99 single family residential lots, on 41.1± acres, located 1,500± feet south of Fishtrap Road, 2,000± feet east of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0012).**

- 3f. **Consider and act upon a Revised Conveyance Plat for Frontier Estates, Block A, Lots 2, on 9.8± acres, located on the south side of Coleman Street, 100± feet east of Preston Road. The property is zoned Planned Development-15 (PD-15). (D15-0014).**
- 3g. **Consider and act upon a Final Plat of Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street, 1,000± feet east of Coleman Street. The property is zoned Single Family-15. (D15-0015).**

Item 3d removed from the Consent Agenda due to a Public Meeting Appearance Card submitted by the applicant. Motioned by Moody, seconded by Alzner, to approve items 3a, 3b, 3c, 3e, 3f, and 3g on the Consent Agenda, subject to staff recommendations. Motion approved 4-0. (Keith, Snyder and Hema absent)

Item 3d. Tony Scalise (Applicant): Informed that he submitted a Public Meeting Appearance Card to answer any questions the Commission may have. Explained the time frame to begin construction, and stated they have an existing business in Prosper interested in leasing space.

Motioned by Moody, seconded by Snyder, to approve Item 3d, subject to staff recommendations. Motion approved 5-0. (Keith and Hema absent)

REGULAR AGENDA

4. **Consider and act upon a Preliminary Site Plan for a retail and office development and child day care facility (Kids R Kids Addition), and a solid living screen in lieu of a masonry wall, on 12.8± acres, located on the northeast corner of First Street and Coit Road. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0010).**

Glushko: Summarized the request and explained this case was on the Regular Agenda was because the applicant has requested a solid living screen in lieu of a masonry wall adjacent to the single family subdivision to the east (Greenspoint). Stated that the solid living screen in lieu of a masonry wall requested is only for the portion of property not adjacent to the day care, since a solid living screen has already been approved for the day care property, in conjunction with Specific Use Permit approval. Recommended approval of Item 4, subject to staff recommendations.

Commission Discussion: Commissioners inquired about the fencing proposed on the day care property, the day care hours of operation, and turn lane access into the development.

Tom West (Greenspoint Resident): Requested information as to why the applicant was requesting a solid living screen wall in lieu of a masonry wall. Expressed concern about the density of the development.

Bob Goldman (Greenspoint Resident): Expressed that he had inquired on multiple occasions about the adjacent development and was informed that it would be screened by a masonry wall. Expressed concern about the location of parking, car headlight orientation toward the subdivision, and the proximity of the dumpsters to the homes.

Jenna Isencee (Greenspoint Resident): Expressed concern about the security of the development and the lighting that would come through a solid living screen. Expressed the solid masonry wall would provide more security and a buffer from the light and sound.

Arlyn Samuelson (*Applicant*): Explained that the only proposed development at this time is the day care on the northern lot, but that remainder of the site is required to receive Preliminary Site Plan approval prior to development. There are no plans for development for the remainder of the property at this time, as shown on the Preliminary Site Plan. Requested the Commission table this item to give him an opportunity to discuss the screening device with the property owner.

Motion by Snyder, seconded by Hema, to table the item to a future meeting. Motion approved 6-0.

5. **Consider and act upon a Site Plan and a Final Plat for Kids R Kids Addition, Block A, Lot 1, for a child day care center (Kids R Kids), on 2.2± acres, located on the east side of Coit Road, 800± feet north of First Street. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0011).**

Staff informed the Commission that since the Preliminary Site Plan was tabled, no action could be taken on the Site Plan. Motioned by Snyder, seconded by Alzner, to table the item to a future meeting. Motion approved 6-0.

6. **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, 1C, 3A-1, and 3B. (V15-0001).**

Glushko: Summarized the request and explained the reason the applicant has requested the variance. Explained how the application has met the criteria to be eligible for a Variance. Recommended approval and that the required landscaping was not compromised.

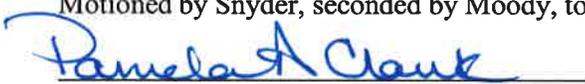
Motioned by Snyder, seconded by Hema, to approve the item subject to staff recommendations. Motion approved 6-0.

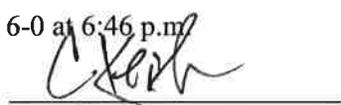
7. **Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

Reminded Commission of scheduled tour on April 7, 2015 and informed that the regularly scheduled meeting on Tuesday, May 5, 2015, has been moved to Wednesday, May 6, 2015 in order to accommodate early voting.

8. **Adjourn.**

Motioned by Snyder, seconded by Moody, to adjourn. Motion approved 6-0 at 6:46 p.m.


Pamela Clark, Planning Technician


Chris Keith, Secretary