



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 7, 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, John Hema, and John Alzner

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the March 17, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat of Mahard Parkway, being a 1.2± acre segment of Mahard Parkway, located at the intersection of US 380 and future Mahard Parkway. (D14-0084).**
- 3c. Consider and act upon a Preliminary Site Plan for a retail and office development and child day care facility (Kids R Kids Addition), 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).**
- 3d. 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).**
- 3e. Consider and act upon an Amending Plat for Hawk Ridge, on 8.0± acres, located on the east side of Coleman Street, 1,500± feet north of Broadway Street. The purpose of the Amending Plat is to add a wall maintenance easement to Block A, Lots 10-12. The property is zoned Planned Development-37 (PD-37). (D15-0018).**

Motioned by Snyder, seconded by Moody, to approve the Consent Agenda subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Consider and act upon a Preliminary Plat for Falls of Prosper, for 149 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 and provided a brief history of the request. Presented exhibits depicting the previous and revised submittals. Noted staff concerns and provided examples of where the preliminary plat was not in conformance with PD-70. Due to lack of conformance, recommended denial.

Mardy Brown (Applicant): Discussed reconfiguration of lot layout, summarized reasoning for northern lots to be included within the utility easement, referenced the zoning exhibit that depicted land not as an HOA lot but as an easement, stated the plat is in general conformance with zoning.

Commission Discussion: Commissioners expressed concern about lot density, the large acreage lot, the inclusion of the utility easement into the northern lots and into the water tower site, and that the preliminary plat is not in conformance with the zoning standards.

Motioned by Snyder, seconded by Hema, to deny the request for a Preliminary Plat for Falls of Prosper, for 149 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. Motion approved 7-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Low Density Residential to Medium Density Residential. The property is zoned Planned Development-60 (PD-60). (CA15-0003).**

Glushko: Summarized and provided a brief history of the zoning request and the Future Land Use amendment request. Presented information on previously submitted zoning exhibits and revised exhibits that will be presented at Council. Noted that while the zoning request had already been acted upon by the Commission, there was a requirement for the Commission to also make a formal recommendation on the Future Land Use Plan amendment. He indicated that both requests will be on the April 14th Town Council meeting agenda. Explained that the open space has been incorporated into the lots, and the density had increased from 1.9 dwelling units per acre (dua) to 2.0 dua. Because there is an opportunity to meet the recommendations of the Future Land Use Plan, recommended denial. He noted the applicant was unable to attend the meeting.

Public Hearing opened by Chair McClung.

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

Commission Discussion: Commissioners expressed concern about the density change from the previous approved plan.

Motioned by Keith, seconded by Barnes to approve 5-2. Snyder and Hema casting the opposing votes. Commissioners Snyder and Hema voted in opposition, indicating that a deviation from the existing Future Land Use Plan is not warranted; there is an adequate ability

to achieve the recommendations of the Future Land Use Plan; and, there is not a compelling basis to change the Future Land Use Plan.

6. **Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the northwest corner of Prosper Trail and future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District. The property is zoned Single Family-15 (SF-15) and Commercial Corridor (CC). (CA15-0002). [Companion Case Z14-0005]**
7. **Conduct a Public Hearing and consider and act upon a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). (Z14-0005). [Companion case CA15-0002]**

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 and information on the floodplain that bisects the property. Recommended approval of the Future Land Use Plan amendment. Noted that subsequent to the preparation of the staff report, the applicant clarified their stance on some issues, and therefore there was agreement on certain issues. Discussed the remaining issues which staff does not support. Recommended approval of the rezoning request as conditioned in the revised recommendations.

Webb: Stated that this is a speculative plan and the specific users have not been identified.

Public Hearing opened by Chair McClung.

Kathryn Edwards (Applicant): Gave presentation of the PD request. Described location of the property, explained the constraints with the floodplain on the property, presented conceptual plans for the development, gave information on the individual tracts, explained reasoning for the 40% lot coverage request, and explained the need for a convenience store with gas pumps and outside sales and display.

Alzner: Asked the applicant how they would ensure the development would be uniform on all the pad sites.

Jack Dixon (Resident): Expressed concern about the pad sites facing the major thoroughfares. Requested the reduction or elimination of restaurant with drive-through pad sites.

Webb: Stated the Commission has the authority to recommend limiting the number of drive-through restaurants allowed in the Planned Development standards, as well as requiring a unified development façade plan.

Edwards: After hearing concerns from the Commission regarding the lack of a coordinated theme for the development, explained that since the pad sites will be sold separately, a unified development façade plan would not be feasible.

There being no other speakers the Public Hearing was closed.

Commission Discussion. Commissioners agreed that the modification to the Future Land Use Plan for 6 acres is merited and appropriate due to the geography of the development and the location of the floodplain.

Motioned by Keith, seconded by Snyder to approve Item 6 to amend the Future Land Use Plan. Motion approved 7-0

Commission Discussion: Alzner noted his concern was in regard to the coordination of building materials. Other Commissioners noted the need for a unified development façade plan, and a limitation on the number of drive-through restaurants. Requested for the conditions regarding a unified development façade plan and a limitation on drive-through restaurants be incorporated into the PD language.

Motioned by Snyder, seconded by Keith, to approve Item 7 subject to revised staff recommendations and revising Exhibit C, Section C.4, 1., to state,

- At the time the first Preliminary Site Plan and/or Site Plan is submitted a detailed material/style plan shall be submitted along with the Façade Plan, to define the architectural character of the property, subject to approval by the Planning & Zoning Commission, and

Revising Exhibit C, Section C.2, to state,

- Drive-through restaurants may not be developed adjacent to each other, and a maximum of three drive-through restaurants shall be permitted within the development.

Motion approved 7-0.

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

Snyder: Requested to have a more formalized process for amendments to the Comprehensive Plan. Stated that the public needs to be notified and that staff needs to review the affects of any of the changes on the Comprehensive Plan.

McClung: Requested an update on the requirement for elevations to be included with all SUP request.

Glushko: Informed Commissioners the requirement has been added to the Development Manual and that two SUP submittals have been received since the requirement was put in place. These submittals will include elevations.

9. Adjourn.

Motion by Keith, seconded by Snyder, to adjourn. Motion approved 7-0 at 8:11 p.m.



Pamela Clark, Planning Technician



Chris Keith, Secretary