



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 21, 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, Secretary Chris Keith, Brian Barnes, David Snyder, and John Alzner

Commissioner(s) absent: Vice Chair Craig Moody, and John Hema

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 April 7, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. **Consider and act upon a Preliminary Site Plan for Walmart at the Gates of Prosper, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0003).**
- 3c. **Consider and act upon a Site Plan for a multifamily development (Adara Windsong Ranch), for 300 multifamily units, on 25.1± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0016).**
- 3d. **Consider and act upon a Final Plat for Windsong Ranch Multifamily Addition, Block A, Lots 1 and 2, on 29.3± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0017).**
- 3e. **Consider and act upon a Site Plan for Prosper Fire Station #2, on 2.7± 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). (D15-0019).**
- 3f. **Consider and act upon a Final Plat for Teel Parkway Fire Station Addition, Block A, Lot 1, on 2.7± 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). (D15-0020).**

- 3g. Consider and act upon a Final Plat for Redstem Drive, being a 0.5± acre segment of Redstem Drive, located at the intersection of Fishtrap Road, 2,200± feet west of Teel Parkway. (D15-0028).
- 3h. Consider and act upon a Final Plat for Copper Canyon Drive, being a 1.1± acre segment of Copper Canyon Drive, located at the intersection of Fishtrap Road, 2,000± feet west of Teel Parkway. (D15-0029).
- 3i. Consider and act upon a Conveyance Plat for La Cima Crossing, Block A, Lots 1 and 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). (D15-0030).

Commissioner Snyder requested to pull Item 3b, and Chairman McClung requested to pull Item 3c for discussion.

Motioned by Snyder, seconded by Keith, to approve Items 3a, 3d, 3e, 3f, 3g, 3h, and 3i on the Consent Agenda subject to staff recommendations. Motion approved 5-0.

Item 3b: Snyder expressed concerns that the intended occupant of the big box store in the development did not meet the requirements necessary under both Texas statute and the Comprehensive Plan. First, according to Section 211.001 of the Texas Local Government Code, the powers granted under this subchapter are for the purpose of promoting the public health, safety, moral, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance. Further, expressed that according to Section 211.004, zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to secure safety from fire, panic, and other dangers and promote health and the general welfare. As such, the intended occupant would not meet the minimum general welfare, safety, and other dangers requirements. Second, the Town's Comprehensive Plan states that the key characteristics identified by the public included the desire for maintaining the small-town feel, preserving large lot homes and providing high-quality retail shopping. The intended big box retailing is not considered as high-quality retail shopping. The plan also states the Town Center Districts primary intent should be focused on dining and shopping. Public space should be a major component of this area, creating space for families and residents of Prosper to meet and socialize. Open space located with the Town Center could be used for community events, festivals and/or school events. Stated that Objective 1.6 of the Comprehensive Plan calls for the development to be a regional draw, bringing in patrons from outside of Prosper and that Objective 1.8 states that the included public space within the Town Center should serve as a focal point for the Town Center and should also provide space for community events. As such, the intended occupant is not compliant with, nor conducive to numerous elements of the Comprehensive Plan. In summary, since the intended occupant does not meet minimum requirements of Texas statute nor the Comprehensive Plan, then Snyder believed that Item 3b should be denied in its current form.

Motioned by McClung, seconded by Keith, to approve Item 3b subject to staff recommendations. Motion approved 4-1, Commissioner Snyder opposed.

Item 3c: McClung asked if there was any way the developer could work with the Town to relocate the hike and bike trail, as indicated in the staff report.

Hugo Morales (Applicant): Described the development and the location of a gathering area within the community. Stated their concerns and the cost associated with relocating and/or adding the

additional trail connections. Stated the community already has multiple trail connection points and that they believe those are adequate for the development.

Motioned by McClung, seconded by Snyder, to approve Item 3c subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

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

Webb: Reminded Commissioners that due to elections the next Planning & Zoning Commission meeting will be held on Wednesday, May 6, 2015 at 6:00 p.m.

5. Adjourn.

Motioned by Snyder, seconded by Keith to adjourn. Motion approved 5-0 at 6:16 p.m.



Pamela Clark, Planning Technician



Chris Keith, Secretary