



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, May 3, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

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

Staff Present: John Webb, Director of Development Services; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the April 19, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Revised Conveyance Plat for Prosper Center, Block B, Lots 1R and 2, on 68.3± acres, located on the northeast corner of Future Legacy Drive and Future Prairie Drive. This property is zoned Planned Development-65 (PD-65). (D16-0011).**
- 3c. Consider and act upon a Site Plan for a child day care center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-14 (S-14). (D16-0028).**
- 3d. Consider and act upon a Preliminary Plat for Prosper Trail Estates, for 495 single family residential lots and 16 HOA/open space lots, on 212.0± acres, located on the north side of Prosper Trail, 780± feet west of future Shawnee Trail. This property is zoned Planned Development-36 (PD-36) and Planned Development-60 (PD-60). (D16-0037).**
- 3e. Consider and act upon a Final Plat for Prosper Trail Estates, Phase 1, for 118 single family residential lots and 6 HOA/open space lots, on 53.9± acres, located on the north side of Prosper Trail, 780± feet west of future Shawnee Trail. This property is zoned Planned Development-36 (PD-36) and Planned Development-60 (PD-60). (D16-0038).**
- 3f. Consider and act upon an Amending Plat of Bryant's #1 Addition, Block 12, Lot 6R, on 0.3± acre, located on the south side of First Street, 650± feet east of Coleman Street. The property is zoned Downtown Office (DTO). (D16-0039).**

- 3g. Consider and act upon a Site Plan for an indoor kennel facility (Prosper Dog Resort), on 1.0± acre, located on the west side of Coleman Street, 1,150± feet north of Prosper Trail. This property is zoned Retail (R). (D16-0040).
- 3h. Consider and act upon a Final Plat for Prosper Dog Resort, Block A, Lot 1, on 1.0± acre, located on the west side of Coleman Street, 1,150± feet north of First Street. This property is zoned Retail (R). (D16-0041).
- 3i. Consider and act upon a Final Plat for Windsong Ranch, Phase 2D-2, for 72 single family residential lots and 8 HOA/open space lots, on 21.6± acres, located on the southwest corner of Fishtrap Road and Teel Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0042).
- 3j. Consider and act upon an Amending Plat for Windsong Ranch, Phase 1C, for 47 single family residential lots and 2 HOA/open space lots, on 18.7± acres, located on the south side of Fishtrap Road, 1,450± feet east of Gee Road. This property is zoned Planned Development-40 (PD-40). (D16-0047).

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 a request to amend a portion of Planned Development-7 (PD-7) to establish a specific area to allow buildings to be in excess of two (2) stories and to permit lots to have frontage on access easements in lieu of fronting on a public street. (Z16-0008).

Webb: Summarized the request, provided a history of PD-7, described the surrounding properties, and noted current Town requirements for lots fronting on public roads. Presented exhibits provided by the applicant. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

John Harris (Developer): Described the current request for a three story office development and the need in Prosper for individual executive office lease space suites less than 1,500 square feet. Expressed a desire to incorporate a design that uses similar building materials but that allows for each building to have a unique architectural design.

Alzner: Asked if all three floors of the building would be executive suites.

Harris (Developer): Indicated that one floor may be for executive suites and the remaining floors would be for larger tenants.

Snyder: Requested additional information regarding the traffic generated by the development and how it would be controlled, the disturbance to surrounding residential properties, how the topography and drainage compares to the nearby Prosper Bank development, parking, safety, and if the Town's Fire Department has the capability to service such a building.

Harris: Indicated that pending design and approval by the Town, they anticipated a ground breaking in 90 days. Explained the property has been graded, but additional grading would be needed to lower the grade, and that retaining walls would be required.

Webb: Stated that the development has the potential to generate less traffic as an office development vs. a retail development, but the peak hour traffic would be greater with an office development. Provided confirmation that Prosper does have adequate fire suppression equipment.

Andres: Asked if the building would have a similar building orientation to the existing buildings.

Harris: Presented an exhibit that showed the proposed layout of the building. Described parking layout and stated it would consist of surface parking and discussed the possibility of traffic calming elements.

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

Commission Discussion: Commissioners voiced support for the development and appreciation for the developer's due diligence in vetting appropriate projects for the property.

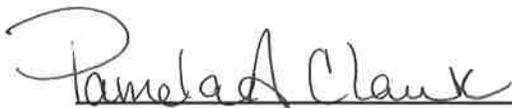
Motioned by Snyder, seconded by Robertson, to approve Item 4 subject to staff recommendations. Motion approved 7-0.

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

Webb: Provided a status update on the Parkside Comprehensive Plan amendment and rezoning request. Stated that the Town continues to check availability for a van for the upcoming tour. Stated that revisions to the non-residential development standards are on hold until the Subdivision Ordinance update is complete.

6. Adjourn.

Motioned by Robertson, seconded by Hema, to adjourn. Motioned approved 7-0 at 6:38 p.m.



Pamela Clark, Planning Technician



David Snyder, Secretary