



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Wednesday, May 6, 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
Commissioner(s) absent: Brian Barnes

Staff present: John Webb, Director of Development Service; 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 Planning & Zoning Commission Special Work Session and the minutes from the April 21, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block A, Lots 1-4, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D14-0087).**
- 3c. Consider and act upon an Amending Plat of Bryant's #1 Addition, Block 11, Lots 8R and 9R, and Block 12, Lots 11R, 12R, and 13R, on 1.1± acres, located on the north side of Third Street, 150± feet east of Coleman Street. The property is zoned Downtown Single Family (DTSF). (D14-0095).**
- 3d. Consider and act upon a Final Plat of Lakes of Prosper, Phase 5A, being 72 single family residential lots, on 27.3± acres, located on the west side of the BNSF railroad, 1,500± feet north of Prosper Trail. The property is zoned Planned Development-8 (PD-8). (D15-0032).**
- 3e. Consider and act upon a Site Plan for Windsong Elementary School, on 12.3± acres, located on the south side of Fishtrap Road, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0034).**
- 3f. Consider and act upon a Final Plat Windsong Ranch Elementary School Addition, Block A, Lot 1, on 12.9± acres, located on the south side of Fishtrap Parkway, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0035).**

- 3g. Consider and act upon a Preliminary Plat for Falls of Prosper, being 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). (D15-0036).**

Motioned by Snyder, seconded by Keith, to approve revised Item 3a (Revised Minutes from the April 21, 2015 Regular Planning & Zoning Commission meeting), and to approve Items 3c, 3d, 3e, and 3f on the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Item 3b. Snyder expressed the desire to ensure development of the subject property abide by the Texas statutes and Comprehensive Plan, as stated in the recorded meeting minutes from April 21, 2015 Regular Planning & Zoning Commission meeting, for an associated item (Item 3b, Preliminary Site Plan for Walmart at the Gates of Prosper).

Motioned by Snyder, seconded by Moody, to approve Item 3b subject to staff recommendations. Motion approved 6-0.

Item 3g. Snyder expressed concern about the approximately four-acre tract located on the southeastern corner of the subject. Indicated that the intent of PD-70 is to allow for residential uses in conformance with the Comprehensive Plan, but that the four-acre lot unnecessarily creates a demand for non-residential uses in the future.

Motioned by Moody, seconded by Hema, to approve item 3g subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road. (Z15-0004).**

Glushko: Summarized request and the zoning of the surrounding properties. Presented exhibits provided by the applicant. Stated the request is in conformance with the Future Land Use Plan. Described access and circulation. Informed Commissioners that the Town has received one Public Hearing Notice Reply Form; not in opposition to the request. Recommended approval.

Mahbab Dewan (Architect): Explained layout of the building and access to the playground area.

Public Hearing opened by Chair McClung.

Randall Chrisman (Broker): Explained the need for Montessori/day care uses in the Town, and stated the owner has experience developing in other nearby cities.

Alzner: Inquired about access from the west side of the building and associated safety measures.

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

Commission Discussion

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

5. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47). (S15-0003).**

Glushko: Summarized the request and the zoning of the surrounding properties. Presented exhibits provided by the applicant. Informed Commissioners that the Town has not received any public hearing reply forms. Recommended approval.

Public Hearing was opened by Chair McClung.

Stephen Hubach (Applicant): Stated intention to start the development as soon as possible. Described the facility and stated the helistop would only be used for outgoing patients.

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

Commission Discussion

The Commission discussed the noise associated with the helistop, the flight paths and the proposed architectural standards.

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

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

Webb: Reminded Commissioners that the Residential Design standards will be presented at the next meeting.

McClung: Announced that due to his pending move to Frisco, May 19th will be his final meeting as a member of the Commission. The members thanked Mr. McClung for his service.

7. **Adjourn.**

Motioned by Moody, seconded by Keith, to adjourn. Motion approved 6-0 at 6:48.



Pamela Clark, Planning Technician



Chris Keith, Secretary