



Minutes
Special Work Session Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, June 21, 2016, 3:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 3:15 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Brandon Daniel, and Bobby Atteberry

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

2. Tour. The Commission will tour sites in Prosper, Prosper E.T.J., Celina, Celina E.T.J., McKinney and Frisco.

The Commission toured sites in Prosper, Frisco and McKinney.

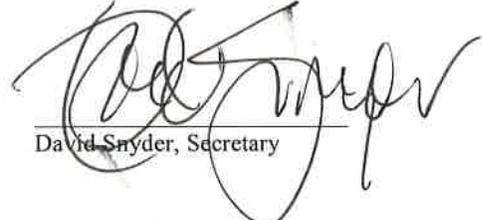
3. Return to Municipal Chambers to discuss tour.

No action was taken.

4. Adjourn.

The meeting adjourned at 5:15 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, June 21, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

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

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the June 7, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Site Plan for an office building (Broadway Station Business Park), on 0.3± acre, located on the south side of Broadway Street, 350 feet west of Church Street (212 E. Broadway Street). This property is zoned Downtown Office (DTO). (D16-0053).

3c. Consider and act upon a Site Plan for a mini-warehouse building (Blue Star Storage), on 3.6± acres, located on the south side of Prosper Trail, 700± feet west of Preston Road. This property is zoned Planned Development-55 (PD-55). (D16-0054).

3d. Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the north side of US 380, 500± feet east of Gee Road. This property is zoned Planned Development-40 (PD-40). (D16-0056).

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

REGULAR AGENDA

4. Consider and act upon a request for a Façade Exception for the Tribute Memory Care Facility in the Prosper Town Center development, located on the west side of Hays Road, 900± feet north of First Street. (MD16-0006).

Hubbard: Summarized the request and distributed a sample of the proposed cementitious fiber board material. Presented façade exhibits provided by the applicant and described locations of the proposed cementitious fiber board material on the elevations.

Charles Hodges (Developer): Described the proposed development. Presented the basis, benefits, and proposed locations of the building materials. Explained the need for cementitious fiber board as opposed to brick.

Robertson: Inquired about the masonry requirements for residential development.

Commission Discussion: Commissioners expressed support for the use of cementitious fiber board within courtyard areas, but expressed concern about the use of cementitious fiber board on the western and northern exterior walls. Chair Alzner expressed concern regarding precedent being set by approval of the use of cementitious fiber board on exterior walls.

Motioned by Robertson, seconded by Andres, to approve the use of cementitious fiber board within courtyards area and the use of cementitious fiber board within the centrally located clear story. Motion approved 6-1. Secretary Snyder voted in opposition.

Commission Andres left the meeting at 7:08 p.m.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65 (PD-65) and a portion of Planned Development-48 (PD-48), on 198.4± acres, located on the southeast and southwest corners of existing and future Prairie Drive and Legacy Drive, to allow for the development of a single family detached senior living development and to modify lot type requirements. (Z16-0011).**

Glushko: Summarized the request and presented exhibits provided by the applicant. Informed Commission that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

Craig Curry (Developer): Presented information regarding the proposed development, including a potential phasing plan, the added acreage, and the need for reduced dwelling areas.

There being no other speakers the Public Hearing was closed.

Commission Discussion: Commission expressed support for a senior living development. Expressed concerns with approving an amendment for a senior living development, including reduced dwelling areas, in the case that the property does not develop for senior living. Expressed concerns regarding monotonous building layouts and materials, and regarding privacy fencing. Inquired if a minimum level of masonry could be included in the request.

Curry: Noted that staggered building setbacks are required to reduce monotonous building layouts, and stated that construction will consist of a combination of brick and stone masonry. Provided assurance that any portions of the property developed as senior living would remain such.

Webb: Informed the Commission that zoning does not require a minimum level of a certain type of masonry, provided the architectural requirements are met. Provided examples architectural provision currently within the Zoning Ordinance.

Motioned by Snyder, seconded by Hema, to approve the request, by a vote of 6-0, subject to the following recommendations:

- Conformance to all applicable zoning, design standard, and fencing regulations;
- The proposed amendments being expressly for a senior living development, restricted to 55 years of age and older; and
- Requiring a minimum of 50% of age-restricted houses, per phase, to consist of a minimum 80% / 20%, brick / stone composition on all elevations facing public right-of-way.

6. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 2, Zoning Districts, and Chapter 4, Development Requirements of the Zoning Ordinance regarding Downtown Office (DTO) landscaping, screening and off-street parking requirements. (Z16-0012).

Webb: Summarized the request and presented exhibits outlining the proposed changes.

The Public Hearing was opened by Chair Alzner.

There being no speakers the Public Hearing was closed.

Motioned by Snyder, seconded by Atteberry, to approve Item 6. Motion approved 6-0.

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

Webb: Discussed action taken by Town Council at the June 14, 2016, meeting, and development projects discussed by the Economic Development Team on June 14, 2016.

8. Adjourn.

Motioned by Robertson, seconded by Daniel, to adjourn. Motioned approved 6-0 at 8:19 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary