



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, July 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 Craig Moody, Vice Chair Chris Keith, Brian Barnes, John Hema and Brandon Daniel

Commissioner(s) absent: Secretary David Snyder

Commissioner John Alzner arrived at 6:04 p.m.

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

**2. Recitation of Pledge of Allegiance.**

Chair Moody announced that Items 4 and 5 have been withdrawn and no action will be taken on those items.

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the June 16, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat of Whitley Place, Phase 9, being 30 single family residential lots, on 22.3± acres, located 1,600± feet north of First Street, 4,500± feet west of Custer Road. The property is zoned Planned Development-49 (PD-49). (D15-0038).**
- 3c. Consider and act upon an Amending Plat of Lakes of La Cima, Phase 6B, Block A, Lot 1R, on 0.7± acre, located on the northwest corner of Austin Drive and Falcon Drive. The property is zoned Planned Development-6 (PD-6). (D15-0053).**
- 3d. Consider and act upon a Conveyance Plat for Meadowbrook Park, Block A, Lot 1 on 22.8± acres, located on the east side of Coit Road, 1,600± feet south of First Street. The property is zoned Planned Development-25 (PD-25). (D15-0055).**
- 3e. Consider and act upon a Final Plat of Shady Creek RV Addition, Block A, Lot 1, on 6.0± acres, located on the north side of Fishtrap Road, 550± feet west of FM 1385. The property is located within the Town's Extraterritorial Jurisdiction (ETJ). (D15-0056).**
- 3f. Consider and act upon a Final Plat of Parks at Legacy, Phase II, being 159 single family residential lots, on 41.5± acres, located on the south side of Fishtrap Road,**

2,400± feet east of Teel Parkway. The property is zoned Planned Development-14 (PD-14). (D15-0057).

- 3g. Consider and act upon a Revised Preliminary Plat of Prosper Lake on Preston, being 140 single family residential lots on 67.2± acres, located on the north side of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0058).

Motioned by Keith, seconded by Hema, to approve Items 3a, 3b, 3c, 3d, 3e, and 3f on the Consent Agenda subject to staff recommendations. Motion approved 5-0.

Item 3g. Glushko stated that staff recommends this item be tabled to allow the applicant additional time to make revisions to the plat. Stated the Town has received a 30-day waiver from the applicant.

Motioned by Keith, seconded by Barnes, to table Item 3g. Motion approved 6-0.

#### **REGULAR AGENDA**

4. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, located on the southeast corner of First Street and Coit Road. (CA15-0004). [*Companion Case to Z15-0006*].
5. Conduct a Public Hearing, and consider and act upon a request to rezone 18.7± acres, from Single Family-15 (SF-15) to Planned Development-Single Family-10 (PD-SF-10), located on the southeast corner of First Street and Coit Road. (Z15-0006). [*Companion Case to CA15-0004*].

*Glushko:* Stated the applicant has withdrawn Items 4 and 5, and that no further action is required.

6. Consider and act upon a Preliminary Site Plan for a day care, office, and bank development (Whispering Gables Addition), and a solid living screen in lieu of a masonry wall, on 5.3± acres, located on the northwest corner of Richland Boulevard and First Street. The property is zoned Office (O) and Specific Use Permit-8 (S-8). (D15-0051).
7. Consider and act upon a Site Plan for Whispering Gables Addition, Block A, Lot 3, for a Child Day Care Center (Rogy's Learning Center), on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O) and Specific Use Permit-8 (S-8). (D15-0052).

*Glushko:* Summarized the request and explained the case was on the regular agenda because the applicant is requesting a solid living screen in lieu of a masonry wall along the western property line for Lot 1. Stated the proposed solid living screen is consistent with what has been approved for a portion of Lot 3, in conjunction with an approved SUP for a Child Day Care Center. Recommended approval of Items 6 and 7.

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

Motioned by Barnes, seconded by Alzner, to approve Item 7 subject to staff recommendations. Motion approved 6-0.

8. **Conduct a Public Hearing, and consider a request to rezone 5.1± acres, from Single Family-10 (SF-10) to Planned Development-40 (PD-40), located on the southeast and southwest corners of Fishtrap Road and Windsong Parkway. (Z15-0010).**

*Glushko:* Summarized the request and presented exhibits proposed by the applicant. Stated the request will not change the number of lots permitted within the development.

*David Blom (Applicant):* Confirmed that the homes on the subject property will have front entry driveways and the street will not dead end.

Public Hearing was opened by Chair Moody.

There being no speakers the Public Hearing was closed.

Commission Discussion.

Motioned by Daniel, seconded by Barnes, to approve Item 8 subject to staff recommendations. Motion approved 6-0.

9. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF Railroad. The property is zoned Planned Development-67 (PD-67). (S15-0004).**

*Glushko:* Summarized the request and presented exhibits proposed by the applicant. Noted the request was necessitated by Atmos upgrade of a large, regional natural gas distribution line. Described the landscaping surrounding the development and the materials of the proposed screening walls, columns, and gate. Recommended approval of the request.

*Keith:* Asked if there would be increased noise levels caused by the facility.

*Alzner:* Asked about the height of the equipment within the facility and if it would be higher than the screening wall.

Public Hearing opened by Chair Moody.

*John Manganilla (Applicant):* Described the pipeline replacement project. Stated the facility should not create an increased amount of noise. Stated they are agreeable to either 6-foot or 8-foot screening walls. Stated that the only element of the equipment that may be higher than the screening wall is an antenna. Described the proposed solid gate to limit amount of visibility into the facility.

*Fred Costa (Resident):* Asked if Fire Department would have access to the facility.

*Manganilla:* Confirmed the Fire Department will have access to the facility.

There being no other speakers the Public Hearing was closed.

Commission Discussion. Commissioners agreed on the preference of an 8-foot screening wall. Discussed requiring pre-cast stone-like wall panels, as opposed to the proposed pre-cast brick-like wall panels.

Motioned by Barnes, seconded by Daniel, to approve Item 7, subject to requiring an 8-foot screening wall. Motion approved 6-0.

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

*Webb:* Summarized the action taken by Town Council at their July 14, 2015 meeting. Stated the residential design standards would be presented at the August 25, 2015 Town Council meeting.

**11. Adjourn.**

Motioned by Keith, seconded by Alzner, to adjourn. Motion approved 6-0 at 6:38 p.m.

  
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Pamela Clark, Planning Technician

  
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David Snyder, Secretary