



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, September 1, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

Meeting was called to order at 6:00 p.m.

Commissioners present: Chair Craig Moody, Vice Chair Chris Keith, Secretary David Snyder, Brian Barnes, John Hema, and Brandon Daniel
Commissioner absent: John Alzner

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the August 18, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Site Plan for a commercial building for medical, retail and office uses, Eagle Crossing Addition, on 5.1± acres, located on the west side of Coleman Street, 1,250± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0066)**

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a Replat of Eagles Crossing Addition, Block A, Lots 1R-1, 2R and 3R, on 9.5± acres, located on the west side of Coleman Street, 1,250± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0067)**

Hubbard: Summarized the request and the purpose of the Replat being considered on the Regular Agenda.

Snyder: Asked about access to the new buildings and current condition of drainage retention area.

Joanna Anzalone (Applicant's Representative): Answered questions regarding the drainage retention area.

Hubbard: Stated access to the property would be provided via Coleman Street from the two existing entrances on the property.

Public Hearing opened by Chair Moody.

There being no speakers, the Public Hearing was closed.

Motioned by Keith, seconded by Snyder, to approve Item 4 subject to staff recommendations. Motion approved 6-0.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011)

Glushko: Summarized the request and provided information on the surrounding properties. Presented exhibits provided by the applicant. Provided information regarding deviations from the Zoning Ordinance. Informed Commissioners that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

Snyder: Inquired about what exhibits would be included in the ordinance. Requested information on the differences between PD-R versus Commercial and PD-25. Asked if the developer worked with Lowe's to ensure continuity throughout the development. Asked for information regarding how the developer made decisions regarding landscaping on the property.

Glushko: Explained that Exhibits A through G would be included in the ordinance and explained the differences between the proposed PD-R versus the current zoning.

Craig Winkler (Kroger's Representative): Discussed coordination with Lowe's regarding the appearance of building and uniformity of the facades within the development.

Mike Clark (Applicant): Described the landscaping and what they did to maintain continuity with the Lowe's development.

Barnes: Asked about the use of the future expansion.

Winkler: Stated the use of the future expansion has not been determined and would be based on market conditions and demand.

Daniel: Inquired about the landscaping on the eastern boundary of the fuel center.

Keith: Asked about the increased use of EIFS and the decreased amount of stone being used on this Kroger location versus the previously approved locations in Prosper.

Glushko: Explained that the proposed building on this site contains 16% of the façade being EIFS versus the 10% used on the other Kroger sites in Prosper. The increase is due to the style of roof at this site due to the desire to mimic the style of the proposed Lowe's and will be primarily located behind the store's signage. Stated the Zoning Ordinance requires 20% of stone to be used on the front façade of a building. The proposed plans show 7% of stone being used on three side and no stone on the rear of the building.

Moody: Asked for additional information about the reduction of the landscaping on the east side of the fuel station.

Glushko: Stated a decrease in the landscape requirement was necessary to accommodate an increase in the drive width on the western drive approach.

Public Hearing was opened by Chair Moody.

There being no speakers the Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the zoning request. Commissioners Hema, Keith and Moody proposed additional stone requirements on the front façade of the building.

Motioned by Snyder, seconded by Hema to approve, subject to increasing the stone requirement to 20% on the southern elevation. Motion approved 6-0.

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

Webb: Briefed the Commission on action taken by Town Council on the residential design standards.

7. Adjourn.

Motioned by Snyder, seconded by, Keith to adjourn. Motion approved 6-0 at 6:47 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary