



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, September 20, 2016, 7:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 7:02 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Craig Andres, Bobby Atteberry, Chad Robertson, and Brandon Daniel
Commissioner Andres left at 7:25 p.m.

Staff present: Hulon Webb, Executive Director of Development and Community Services; John Webb, Director of Development Services; 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 September 6, 2016, Regular Planning & Zoning Commission meetings.

3b. Consider and act upon a Site Plan for an office building at Prosper Town Center, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0064).

3c. Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 5, Block A, Lot 1, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0065).

Chair Alzner requested Item 3b be pulled for discussion.

Motioned by Snyder, seconded by Andres, to approve Consent Agenda Items 3a and 3c, subject to staff recommendations. Motion approved 7-0.

Hubbard: Summarized Item 3b and explained that a correction was made to the building square footage in the site data summary table after the packets were distributed.

Mike Dougherty (Representative): Explained that the correction was due to previous changes that were not reflected in the site data summary table.

Motioned by Snyder, seconded by Robertson, to approve Item 3b, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 1.7± acres from Office (O) and Retail (R) to Planned Development-Retail (PD-R), located on the west side of Hays Road, 2,600± feet north of First Street. (Z16-0020).**

Hubbard: Summarized the request and presented exhibits provided by the applicant. Provided a brief history on the project and explained the deviation to the play area width requirements. Notified Commission that no Public Hearing Notice Reply Forms have been received for the request. Recommended approval of the request. Confirmed the request is in conformance with the Future Land Use Plan.

Snyder: Inquired what type of fencing and screening would be installed as a buffer to the northern property, expressed concern regarding increased traffic on the driveway due to future development of the western adjacent property and asked if the zoning request conforms to the Future Land Use Plan.

The Public Hearing was opened by Chair Alzner.

Angela Wolfe (Owner): Described proposed development on the western and northern adjacent properties. Stated that a wrought iron fence would be installed and landscaping within the fence. Described the proposed use of each play area and the playground equipment in those areas.

Randy Helmberger (Engineer): Described future cross-access that will be provided to the southern property.

There being no other speakers the Public Hearing was closed.

Snyder: Expressed concern on the capacity of the east-west driveway to accommodate future traffic from additional development from the office-zoned tract to the west.

J. Webb: Noted the office-tract, when developed would have the right to use the drive serving the day care, but the office would also have to build a second point of access to Preston Road or Hays Road.

Commission voiced support for the request and thanked the applicant for effort in proposing a quality development.

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

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

J. Webb: Summarized recent action taken by Town Council and noted the Town is finalizing a professional services agreement with a team of professional urban planning and design staff and market assessment professionals to initiate the Old Town Planning Assessment.

H. Webb: Discussed future downtown roadway projects and timelines.

6. Adjourn.

Motioned by Snyder, seconded by Robertson, to adjourn. Motion approved 6-0 at 7:43 p.m.



Pamela Clark, Planning Technician



David Snyder, Secretary