



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, October 18, 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, Brandon Daniel, Chad Robertson, Craig Andres, and Bobby Atteberry
Commissioner(s) absent: Secretary David Snyder

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the October 4, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon the re-approval of a Final Plat for Gates of Prosper, Block A, Lot 2R, on 4.7± acres, located on the southeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0015).

3c. Consider and act upon a Site Plan for an office building, on 0.6± acre, located on the northwest corner of First Street and Church Street. This property is zoned Downtown Office (DTO). (D16-0067).

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

REGULAR AGENDA

4. Consider and act upon a request for a Façade Exception for Texas Health Resources, located on the northeast corner of US 380 and future Mahard Parkway. (MD16-0015).

Hubbard: Summarized the request and provided a brief history on the development. Noted upon a site inspection, staff determined the need for screening in accordance with the Zoning Ordinance.

Mark Kitchens (Architect) – Stated screening devices are available metal and acrylic materials, and that acrylic is proposed. Noted acrylic screens allow for additional colors and patterns. Explained the original plan was for the mechanical units to be consolidated in two locations, but that due to design and the layout of the interior, it became necessary to separate the units.

Discussed the weight constraints associated with increasing the height of the parapets walls or providing stand-alone masonry screening.

Commissioners requested information regarding alternate materials and alternate screening options and/or methods. Commissioners opposed the plan as submitted, and requested the applicant table the item until additional options could be presented at a future meeting.

Motioned by Daniel, seconded by Hema, to table Item 4. Motion approved 6-0.

5. Conduct a Public Hearing, and consider and act upon a request to amend the architectural requirements of Planned Development-40 (PD-40). (Z16-0022).

Hubbard: Summarized the request, and presented examples of the proposed products. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

David Blom (Developer): Described the purpose of the request and presented examples of home elevations that incorporated the proposed tile roofing and roof pitch.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the request and thanked the developer for providing for a diversity of architectural styles into the development.

Motioned by Hema, seconded by Robertson, to approve Item 5, subject to Town staff recommendations. Motion approved 6-0

6. Conduct a Public Hearing, and consider and act upon a request to amend 11.2± acres of Planned Development-65-Commercial (PD-65-C), located on the north side of US 380, 825± feet east of Legacy Drive, to facilitate the development of an automobile sales and/or leasing facility (Chrysler, Dodge, Jeep, & Ram). (Z16-0013).

Glushko: Notified the Commission that the applicant requested to table Item 6 to the November 15, 2016, Planning & Zoning meeting.

Motioned by Atteberry, seconded by Daniel, to table Item 6 to the November 15, 2016, Planning & Zoning meeting. Motion approved 6-0.

7. Consider a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, on the northwest corner of Second Street and Main Street, from "Old Town – Green Space" to "Old Town – Public". (CA16-0003). [Companion to Case #Z16-0023]

8. Conduct a Public Hearing, and consider and act upon the Town's request to rezone 4.6± acres, from Single Family-15 (SF-15) to Planned Development-Downtown Office (PD-DTO), to facilitate the development of a governmental office - Town Hall, located on the northwest corner of Second Street and Main Street. (Z16-0023). [Companion to Case #CA16-0003]

Glushko: Summarized Items 7 and 8 and presented exhibits for the proposed development and provided information on the subject and surrounding properties. Recommended approval of Items 7 and 8.

The Public Hearings for Items 7 and 8 were opened by Chair Alzner.

There being no speakers the Public Hearings for Items 7 and 8 were closed.

Commissioners voiced support for the request.

Motioned by Hema, seconded by Daniel, to approve Item 7. Motion approved 6-0

Motioned by Daniel, seconded by Robertson, to approve Item 8. Motion approved 6-0.

- 9. Conduct a Public Hearing and consider and act upon an amendment to the Town's Thoroughfare Plan revising a segment of the Commercial Collector (DNT Backer Road) located between Dallas Parkway and the BNSF railroad, from Prosper Trail to First Street. (CA16-0004).**

Glushko: Summarized the request, noting the study performed by the Town's consultant analyzing the proposed change. Recommended approval as outlined in the consultant's report.

H. Webb: Provided an overview of future Dallas North Tollway.

The Public Hearing was opened by Chair Alzner.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Hema, seconded by Andres, to approve Item 9. Motion approved 6-0.

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

J. Webb: Reminded Commissioners that the November 1, 2016, Planning & Zoning meeting has been canceled due to early voting.

- 11. Adjourn.**

Motioned by Robertson, seconded by Atteberry, to adjourn. Motion approved 6-0 at 7:03 p.m.



Pamela Clark, Planning Technician



David Snyder, Secretary