



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, November 17, 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 John Alzner, Secretary David Snyder, Brandon Daniel, Tripp Davenport, and Chad Robertson

Vice Chair Hema arrived at 6:01 p.m.

Commissioner Andres arrived at 6:08 p.m.

Staff present: Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; Pamela Clark, Planning Technician; and Doug Kowalski, Chief of Police

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

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the November 3, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for Gates of Prosper, Phase 1, for a big box retail building (Walmart) and a convenience store with fuel pumps, on 18.9± acres, located on the north side of US 380, 800± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0061).
- 3c. Consider and act upon a Site Plan for Gates of Prosper, for a detention pond, on 8.2± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0082).
- 3d. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block A, Lot 3, on 18.9± acres, located on the north side of US 380, 800± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0062).
- 3e. Consider and act upon a Site Plan for Whispering Farms Commercial Center, for a medical office building (Dr. McGuinness Office) on 2.0± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D15-0063).
- 3f. Consider and act upon an Amending Plat of Whispering Farms Commercial Center, Block A, Lot 4R-C, on 2.0± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D15-0064).

- 3g. Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 223 single family residential lots and five (5) HOA/open space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).
- 3h. Consider and act upon a Site Plan for Lakes of La Cima, Phase 6B Amenity Center, on 0.7± acres, located on the northeast corner of La Cima Boulevard and Austin Drive. This property is zoned Planned Development-6 (PD-6). (D15-0080).
- 3i. Consider and act upon a Preliminary Site Plan for an office/warehouse development (Prosper Business Park), on 50.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D15-0081).

Motioned by Snyder, seconded by Davenport, to approve Items 3a, 3c, 3f, and 3h on the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Item 3b. Commissioners expressed concerns regarding the access to the development and cut through traffic from US 380, the desire to ensure the quality of the development meets the requirements set forth in PD-67, public safety, and the need to elevate the security within the development. Commissioners asked if two way access would be permitted from the US 380 entrance and what roads would be constructed with the development.

*Lauren Nuffer (Applicant's Representative):* Provided information regarding the drive widths at each entrance and stated the entrance on US 380 would be a right turn only entry and exit once the construction of US 380 is complete. Described the parking lot lighting and the use of security cameras throughout the development

*Alzner:* Informed Commissioners that a Public Meeting Appearance Card had been submitted by Dietrich Juengling in opposition to the request.

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

Item 3d. Commissioners expressed concerns regarding the access to the development from US 380, the desire to ensure the quality of the development meets the requirements set forth in PD-67, public safety, and the need to elevate the security within the development. Requested for clarification on what improvements would be included in the escrow fees.

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

Item 3e. Commissioners requested for clarification on what improvements would be included in the escrow fees.

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

Item 3g. Commissioners asked if the density of the development conforms to the Future Land Use Plan and asked if the density of the development would affect the population projections outlined in the Comprehensive Plan.

*Glushko*: Summarized the conformance of PD-65 to the Future Land Use Plan.

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

Item 3i. Commissioners asked about the Right-of-Way width of Cook Lane and the secondary access point off of Prosper Trail. Asked if the applicant could provide information regarding the primary use of the buildings and type of tenant occupancies.

*Scott Schere (Applicant's Representative)*: Explained the buildings are expected to be approximately 25% office and 75% warehouse. Described the size of the lease spaces and the amount of possible tenants per building.

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

#### **REGULAR AGENDA**

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

*Glushko*: Informed Commissioners that due to the Thanksgiving holiday packets for December 1, 2015, Planning & Zoning meeting would be delivered on November 20, 2015.

- 5. Adjourn.**

Motioned by Snyder, seconded by Hema, to adjourn at 6:44 p.m. Motion approved 7-0.

  
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Pamela Clark, Planning Technician

  
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David Snyder, Secretary