



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, December 1, 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, Vice Chair John Hema, Secretary David Snyder, Brandon Daniel, Tripp Davenport, Craig Andres, and Chad Robertson
Vice Chair Hema arrived at 6:03 p.m.

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the November 17, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat for Prosper Trail Elevated Storage Tank, Block A, Lot 1, on 1.6± acres, located on the north side of Prosper Trail, 2,500± feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0078).**
- 3c. Consider and act upon a Site Plan for Prosper Trail Elevated Storage Tank, on 1.6± acres, located on the north side of Prosper Trail, 2,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0079).**
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0083).**
- 3e. Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0084).**
- 3f. Consider and act upon a Site Plan for a professional office (Lynn A. Gross, CPA), on 0.5± acre, located on the northeast corner of Coleman Street and Broadway Street (101 E. Broadway Street). The property is zoned Downtown Office (DTO). (D15-0088).**

Chairman Alzner noted that a revised Preliminary Site Plan for Item 3d and a revised Site Plan for Item 3e had been provided to the Commission prior to the meeting for consideration and action, in lieu of the versions included in the packet. Chairman Alzner noted that the only difference to the revised plans was the removal a canopy cover and two parking spaces.

Secretary Snyder requested Items 3b and 3c be pulled from the Consent Agenda for discussion.

Motioned by Snyder, seconded by Davenport, to approve Items 3a, 3d, 3e, and 3f on the Consent Agenda, including the revised plans for Items 3d and 3e, subject to staff recommendations. Motion approved 6-0 (Hema not present).

Items 3b and 3c Commission inquired about storm resistance, proximity to proposed homes and transmission lines, maintenance and upkeep, security and safety, and determination of placement for the proposed elevated storage tank.

Matt Richardson (Senior Engineer): Addressed questions regarding the proposed elevated storage tank.

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

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development (Montclair), on 30.2± acres, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (S15-0007).**

(Item 4 was considered after Item 5 on the Regular Agenda).

Hubbard: Summarized the SUP request, stated that no Public Hearing Notice Reply Forms had been received, and recommended approval of the request.

Commission: Inquired about maintenance of the streets once the responsibility is the Homeowner's Associations (HOA); if the HOA dues cover the cost of road maintenance; and floodplain located on the subject property.

Public Hearing opened by Chairman Alzner.

Mardy Brown (Applicant): Described surrounding developments, basis for SUP request, pond maintenance, and access to the subject property.

There being no other speakers, the Public Hearing was closed by Chairman Alzner.

Commission: Expressed concerns regarding ensuring the streets remain in good condition; that approval of the SUP is in accordance with the Comprehensive Plan; and voiced general support for the SUP request.

Motion by Snyder, seconded by Daniel, to approve Item 4, subject to staff recommendations. Motion approved 6-0. Commissioner Davenport abstained from vote due a possibly perceived conflict of interest due to an indirect relationship with the development.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 1.0± acre, located on the northeast corner of Coleman Street and First Street from Single Family-15 (SF-15) to Downtown Office (DTO). (Z15-0012).

Hubbard: Summarized the rezoning request, stated that the request is in conformance with the Comprehensive Plan; no Public Hearing Notice Reply Forms had been received, and recommended approval of the request.

Snyder: Inquired if the DTO is the corresponding District to the Old Town Core-Office designation.

Public Hearing opened by Chairman Alzner.

Commission: Inquired about the building size, building style, number of units, tenant makeup, construction timeline, attempted tree mitigation, site restraints, and conformance with the Comprehensive Plan.

Trevor Wood (Applicant): Addressed questions regarding the proposed development.

There being no other speakers, the Public Hearing was closed by Chairman Alzner.

Commission: Expressed general support for the rezoning request.

Motion by Snyder, seconded by Andres, to approve Item 5, subject to staff recommendations. Motion approved 7-0.

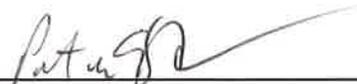
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Webb: Informed Commission that the Town Council would be adopting an ordinance amending the land use chart of the Zoning Ordinance at their upcoming meeting. Stated there is also an upcoming workshop to discuss the proposed Town Hall facility.

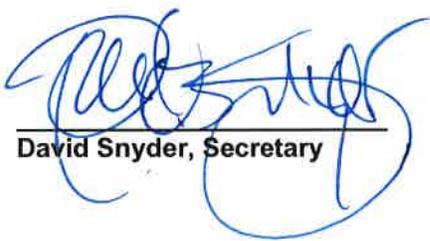
Snyder: Reinforced concerns about traffic on US 380 during the construction phase and potential cut-through traffic through the Gates of Prosper development. Encouraged staff to continue to be aware of this matter and reminded everyone to be careful.

7. Adjourn.

Motion by Robertson, seconded by Daniel, to adjourn at 7:02 p.m. Motion approved 7-0.



Alex Glushko, Senior Planner



David Snyder, Secretary