



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, February 6, 2018, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:03 p.m.

Commissioners present: Chairman John Alzner, Vice Chair Bobby Atteberry, Secretary Brandon Daniel, Sarah Peterson, Marcus Ray, and Charles Cotten

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Planner; and Pamela Clark, Planning Technician

Chairman Alzner informed the Commission that Craig Andres has resigned from the Planning & Zoning Commission.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the January 16, 2018, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Site Plan for a retail/restaurant building with drive-through service in Westfork Crossing, on 2.1± acres, located on the north side of US 380, 450± feet west of Gee Road. The property is zoned Specific Use Permit-24 (S-24) and Commercial (C). (D17-0087).**
- 3c. Consider and act upon a Final Plat for Westfork Crossing, Block A, Lot 2 on 2.1± acres, located on the north side of US 380, 450± feet west of Gee Road. The property is zoned Specific Use Permit-24 (S-24) and Commercial (C). (D17-0088).**
- 3d. Consider and act upon a Site Plan for an Amenity Center in the Lakewood Addition, Phase 1, Block A, Lot 16, on 5.4± acres, located on the northwest corner of Meadowbrook Boulevard and Lakewood Drive. The property is zoned Planned Development-25 (PD-25). (D18-0001).**
- 3e. Consider and act upon a Preliminary Plat for Twin Creek Estates, for 28 single family residential lots on 39.6± acres, located on the south side of Frontier Parkway, 4,250± feet west of Custer Road. This property is zoned Planned Development-59 (PD-59). (D18-0002).**
- 3f. Consider and act upon a Site Plan for an athletic stadium and natatorium for Prosper ISD, on 44.8± acres, located on the southwest corner of Frontier Parkway and Wesley Drive. The property is zoned Planned Development-83 (PD-83). (D18-0005).**

Commission Ray requested Item 3f. be removed from the Consent Agenda.

Motioned by Atteberry, seconded by Cotton, to approve Consent Agenda Items 3a., 3b., 3c., 3d. and 3e, subject to Town staff recommendations. Motioned approved 6-0.

Ray: Expressed concern regarding the incomplete dates and attorney signature on the Interlocal Agreement between the Town of Prosper and the Prosper Independent School District regarding shared parking at Frontier Park and the proposed PISD stadium and natatorium site.

Motioned by Ray, seconded by Cotten, to approve Item 3f., subject to Town staff recommendations and full execution of the Interlocal Agreement between the Town of Prosper and Prosper ISD regarding shared parking at the Prosper Sports Complex addition. Motion approved 6-0.

REGULAR AGENDA

4. **Conduct a Public Hearing, and consider and act upon a request for a Replat of PISD Sports Complex, Block A, Lot 1R for an athletic stadium and natatorium, on 44.8± acres, located on the southwest corner of Frontier Parkway and Wesley Drive. The property is zoned Planned Development-83 (PD-83). (D18-0006).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Recommended approval of the request.

Chairman Alzner opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the project.

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

5. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Utility Distribution/Transmission Facility (Brazos Electric), on 8.9± acres, located on the east side of FM 1385, 2,700± feet south of Parvin Road. The property is zoned Agricultural (A). (S17-0004). REQUEST TO BE TABLED**

Ingalls: Informed Commissioners of the applicant's request to table the item to the February 20, 2018, Planning & Zoning Commission meeting, in order to allow for additional time to address concerns and questions presented by the Commission at their January 16, 2018, meeting.

Motioned by Atteberry, seconded by Cotton, to table Item 5. and continue the Public Hearing to the February 20, 2018, Planning & Zoning Commission meeting. Motion approved 6-0.

Commissioner Peterson stepped away from the dais at 6:27 p.m.

6. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Temporary Wireless Communication & Support Structure, on 0.1± acre, located on the northeast corner of Pine Leaf Lane and Mountain Laurel Drive. The property is zoned Planned Development-40 (PD-40). (S18-0001).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Informed the Commission that no Public Hearing Notice Reply Forms have been received regarding the request. Recommended approval of the SUP subject to removal of the Temporary Wireless Communication & Support Structure within one (1) year from Town Council approval.

Ray: Inquired about facility security, fencing, and equipment color.

K. D. Burdette (AT&T Representative): Presented exhibits to the Commission regarding the current and proposed coverage areas. Provided examples of other locations with similar temporary equipment. Informed Commission fencing and screening are not generally provided with temporary equipment.

Chairman Alzner opened the Public Hearing.

David Blom (Windsong Ranch Developer): Voiced support for the request.

There being no other speakers the Public Hearing was closed.

Commissioner Ray inquired if the applicant would consider painting the antennas to match the pole and install landscaping around the site.

Motioned by Cotten, seconded by Daniel, to approve Item 6. subject to Town staff recommendations as follows:

1. Expiration of the Specific Use Permit one-year following the date of Town Council approval;
2. Removal of the wireless communication & support structure, all associated ground-mounted equipment, and gravel access drive, prior to expiration of the Specific Use Permit; and
3. Painting of the antennas and brackets to match the color of the main pole support structure.

Motion approved 5-0.

- 7. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65-Single Family Residential/Commercial (PD-65-SF/C), to facilitate the development of an Automobile Dealership (Chrysler, Dodge, Jeep, Ram), on 16.6± acres, located on the north side of US 380, 875± feet east of Legacy Drive. (Z17-0016).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Provided a brief history of the request and explained why rezoning to a Planned Development is being considered as opposed to a Specific Use Permit.

Commissioner Peterson returned to the dais at 7:18 p.m.

Chairman Alzner inquired about the distance of the proposed building to the eastern adjacent residentially zoned property.

Chairman Alzner opened the Public Hearing.

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Matt Moore (Applicant): Provided a history of the project and stated the Jeep showroom is a new concept that will be the first in Texas. Informed the Commission of the goal of commencing construction following approvals by the Town.

Clint Richardson (Adjacent Property Owner): Requested the building be relocated to ensure a minimum 200-foot setback from residentially zoned property to the east.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the project and requested the applicant relocate the building a minimum of 200 feet from the residentially zoned property, as well as ensure proper aeration of the proposed ponds.

Motioned by Daniel, seconded by Atteberry, to approve Item 7., subject to:

1. Relocation of the building a minimum of 200 feet from the eastern adjacent residentially zoned property; and
2. Providing proper aeration of the proposed ponds.

Motion approved 6-0.

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

Glushko: Summarized recent action taken by Town Council.

9. **Adjourn.**

Motioned by Cotten, seconded by Atteberry, to adjourn. Motion approved 6-0 at 7:51 p.m.


Pamela Clark, Planning Technician


Brandon Daniel, Secretary