



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, July 17, 2018, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners present: Chairman John Alzner, Secretary Brandon Daniel, Amy Bartley, Sarah Peterson, Marcus Ray, and Charles Cotten
Commissioner absent: Bobby Atteberry

Staff present: John Webb, Director of Development Services; Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; and Pamela Clark, Planning/GIS Specialist

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the June 19, 2018, Special Meeting of the Planning & Zoning Commission.

3b. Consider and act upon minutes from the June 19, 2018, Regular Planning & Zoning Commission meeting.

3c. Consider and act upon a Final Plat for Star Trail, Phase 4, for 97 single family residential lots and six (6) HOA/open space lots, on 32.3± acres, located on the southeast corner of Star Trail Parkway and Star Trace Parkway. The property is zoned Planned Development-66 (PD-66). (D17-0060).

3d. Consider and act upon a Site Plan for a Sit Down Restaurant (Olive Garden), on 2.3± acres, located on the east side of Preston Road, 400± feet south of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D18-0058).

3e. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block A, Lot 5, on 2.3± acres, located on the east side of Preston Road, 400± feet south of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D18-0059).

3f. Consider and act upon a Site Plan for a House of Worship (One Community Church), on 13.6± acres, located on the south side of Prairie Drive, 300± feet east of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D18-0060).

3g. Consider and act upon a Final Plat for Prosper Center, Block D, and Lot 3, on 13.6± acres, located on the south side of Prairie Drive, 300± feet south of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D18-0061).

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

REGULAR AGENDA

4. **Conduct a Public Hearing, and consider and act upon a Replat of Windsong Ranch Crystal Lagoon, Block X, Lot 2X, located on the northeast corner of Windsong Parkway and Pepper Grass Lane. The property is zoned Planned Development-40 (PD-40). (D18-0047).**

Clark: Summarized the request and informed Commissioners two (2) Public Hearing Notice Reply Forms have been received; not in opposition to the request. Recommended approval of the request.

Chairman Alzner opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motioned by Ray, seconded by Cotten, to approve Item 4, 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 Restaurant with Drive-Through, on 2.5± acres, located on the west side of Preston Road, 1,000± feet south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (S17-0005).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Informed Commissioners that no Public Hearing Notice Reply Forms have been received. Recommended approval of the request.

Chairman Alzner opened the Public Hearing.

Shea Kirkman (Applicant): Provided information on the proposed development, including the drive-through tenant being a coffee shop. Discussed plans for development of the overall property in the future.

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

Commissioners voiced support for the request and asked the applicant to consider enhancing the architectural features on the south and west elevations of the building. Commissioner Ray requested the applicant modify the elevations to include the proposed outdoor patio dining area, as shown on the site plan.

Motion by Cotten, seconded by Ray, to approve Item 5, subject to:

1. Incorporating complimentary architectural features, as shown on the north and east elevations, onto the south and west elevations; including doors, towers, stone, awnings, and/or windows; and
2. Revising Exhibit D to include the proposed outdoor patio dining area, as shown on Exhibit B.

Motion approved 6-0.

6. **Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-40 (PD-40) to Planned Development-Retail (PD-R), on 25.3± acres, located on the northeast corner of US 380 and Windsong Parkway, to facilitate the development of the Cook Children's Medical Center. (Z18-0004).**

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

Barry Hudson (Applicant): Provided information on the proposed development. Informed Commissioners that informational meetings were held with the Windsong Ranch developer and residents.

Alzner: Requested information regarding the screening of the roof mounted mechanical units.

Marc Budaus (Architect): Discussed the location and screening of the proposed roof-mounted mechanical units and ground-mounted generator.

Chairman Alzner opened the Public Hearing.

David Blom (Windsong Ranch Developer): Voiced support for the request and appreciation to the applicant for meeting with the residents.

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

Commissioners voiced support for the request.

Motioned by Peterson, seconded by Cotten, to approve Item 6 subject to Town staff recommendations. Motion approved 6-0.

7. **Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Wireless Communication and Support Structure, in Frontier Park, on 0.5± acre, located on the west side of Greenwood Memorial Drive, south of Frontier Parkway (FM 1461). (S18-0007).**

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

Cotten: Expressed concern regarding the proximity of the Wireless Communication and Support Structure to the adjacent neighborhoods, Lakes of Prosper North and Lakes of Prosper.

Chairman Alzner opened the Public Hearing.

David Prejean (Applicant): Discussed site selection, proposed equipment, and wireless coverage in the area. Stated the support structure will only allow for one (1) wireless provider.

David Blom (Lakes of Prosper Resident): Stated concern regarding the proposed location of the support structure and requested the Town and applicant consider alternate locations.

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

Commissioners voiced concern regarding the proximity of the support structure to the adjacent neighborhoods. Requested the applicant consider additional locations within Frontier Park, further from the adjacent neighborhoods.

Motioned by Cotten, seconded by Ray, to table Item 7 indefinitely. Motion approved 6-0.

8. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 1, Section 7 of the Zoning Ordinance regarding Nonconforming Uses and Structures. (Z18-0006).

Webb: Provided information on current and proposed regulations regarding non-conforming uses and structures, as well as the amortization process. Informed Commissioners the Town Attorney recommended allowing non-conforming uses to be replaced by equivalent or less intensive non-conforming uses.

Chairman Alzner opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the request, with the exception that the ordinance be drafted to not allow non-conforming uses to be replaced by other non-conforming uses.

Motioned by Peterson, seconded by Ray, to approve Item 8, subject to not allowing non-conforming uses to be replaced by other non-conforming uses. Motion approved 6-0.

9. Discussion on new Geographic Information System (GIS) mapping application.

Clark: Provided a demonstration of the Town's new GIS interactive mapping application that is available to the public through the Town's website.

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

Glushko: Provided information on recent action taken by Town Council. Informed Commissioners of Pamela Clark's promotion to Planning/GIS Specialist, Scott Ingalls' promotion to Senior Planner, and introduced Megan Johnson, the new Health/Code Supervisor.

Webb: Provided information regarding the Executive Development Team (EDT), and informed Commission that if zoning cases are reviewed by the EDT, the staff report will include the EDT recommendation.

11. Discuss results of the tour.

Glushko: Requested feedback from the Commissioners regarding the tour.

12. Adjourn.

Motioned by Cotten, seconded by Daniel, to adjourn. Motion approved 6-0 at 8:25 p.m.


Pamela Clark, Planning/GIS Specialist


Brandon Daniel, Secretary