



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, August 6, 2019, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:01 p.m.

Commissioners present: Vice-Chairman Bobby Atteberry, Secretary Brandon Daniel, Amy Bartley, and Sarah Peterson.

Commissioners absent: Chairman Charles Cotten, Joe Grinstead, and Chris Long.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Pamela Clark, Planning/GIS Specialist; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the July 16, 2019, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Conveyance Plat for Goodwill Prosper Addition, Block A, Lots 1-3, on 6.2± acres, located on the southwest corner of Coleman Street and future McKinley Street. The property is zoned Planned Development-96 (PD-96). (D19-0033).**
- 3c. Consider and act upon a Revised Site Plan for Gates of Prosper, Phase 2, on 52.1± acres, located on the southwest corner of Lovers Lane and Preston Road. The property is zoned Planned Development-67 (PD-67). (D19-0054).**
- 3d. Consider and act upon a Site Plan for a Retail Store and Donation Center, on 1.7± acres, located on the southwest corner of Coleman Street and future McKinley Street. The property is zoned Planned Development-96 (PD-96). (D19-0055).**
- 3e. Consider and act upon a Final Plat for the Goodwill Prosper Addition, Block A, Lot 1, on 1.7± acres, located on the southwest corner of Coleman Street and future McKinley Street. The property is zoned Planned Development-96 (PD-96). (D19-0056).**
- 3f. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 6, on 1.2± acres, located on the north side of US 380, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D19-0063).**
- 3g. Consider and act upon a Revised Conveyance Plat for Prosper Center, Block D, Lots 2R, 5, 6, 7, and 8, on 63.4± acres, located on the southwest corner of future Prairie Drive and Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Planned Development-65 (PD-65). (D19-0064).**

- 3h. Consider and act upon a Site Plan for a Temporary Building in Frontier Park, on 0.1± acres, located south of Frontier Parkway, west of Greenwood Memorial Drive. The property is zoned Agricultural (A). (D19-0066).
- 3i. Consider and act upon a request for a Site Plan for a Wireless Communication and Support Structure, on 0.5± acres, located in Frontier Park, south of Frontier Parkway, south and west of Stadium Drive. The property is zoned Agricultural (A) and Specific Use Permit-35 (S-35). (D19-0067).

Motioned by Peterson, seconded by Bartley, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to rezone 11.0± acres from Planned Development-65 (PD-65) to Planned Development-Multifamily (PD-MF), located on the south side of future Prairie Drive, west of future Legacy Drive, to facilitate the development of a Retirement Housing Complex, consisting of one (1) and three (3) story buildings. (Z19-0005).

Items 4, 5, and 6 were considered concurrently.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 5.7± acres from Planned Development-65 (PD-65) to Office (O), located on the southwest corner of future Prairie Drive and Mahard Parkway. (Z19-0006).
6. Conduct a Public Hearing, and consider and act upon a request to rezone 15.1± acres of Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9), and 3.1± acres of Planned Development-65 (PD-65) to Planned Development (PD), located on the northwest corner of Mahard Parkway and US 380, to facilitate the development of a Major Automotive Repair Facility (Toyota/Penske). (Z19-0007).

Glushko and Ingalls: Summarized the requests and presented exhibits provided by the applicants.

Bartley: Inquired about the Town's ability to regulate building materials as a result of House Bill 2439.

Vice-Chairman Atteberry opened the Public Hearings for Items 4, 5, and 6.

Clint Richardson (Applicant – Greater Texas Land Resources): Provided information regarding the proposed rezoning requests and details about the overall Prosper Center development.

Tim O'Hanlon (Applicant – Alder Group): Provided an overview of the proposed retirement housing project, Item 4, noting existing Alder developments and operational details.

Tony Pan (Applicant – Toyota/Penske): Provided an overview of the proposed automotive repair facility, Item 6, noting the primary operations will be vehicle repair and service.

Bartley: Inquired if the applicant would consider tabling the item to allow an opportunity to visit an existing Alder development.

Motioned by Barley, to table Item 4. Motion failed due to a lack of a second.

Motioned by Daniel, seconded by Atteberry, to approve Item 4, subject to:

1. Requiring a wet detention pond as provided in the Engineering Design Manual; and
2. Approval of a Development Agreement by Town Council, which will include right-of-way and easement dedication and masonry regulations consistent with proposed Exhibit F.

Motion approved 3-1. Commissioner Bartley voted in opposition to the request.

Motioned by Peterson, seconded by Bartley, to approve Item 5. Motion approved 4-0.

Motioned by Bartley, seconded by Daniel, to approve Item 6, subject to:

1. Approval of a Development Agreement by Town Council, including right-of-way and easement dedication and masonry regulations consistent with proposed Exhibit F.

Motion approved 4-0.

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

Glushko: Provided a summary of recent actions taken by the Town Council.

8. **Adjourn.**

Motioned by Peterson, seconded by Daniel, to adjourn. Motion approved 4-0 at 7:08 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary