



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, September 17, 2019, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners present: Chairman Charles Cotten, Secretary Brandon Daniel, Amy Bartley, and Chris Long.

Commissioner absent: Vice-Chairman Bobby Atteberry and Commissioners Grinstead and Peterson.

Staff present: Hulon Webb, Director of Engineering Services; 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 September 3, 2019, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Site Plan for two (2) multitenant retail/restaurant buildings in Gates of Prosper, on 4.5± acres, located on the southwest corner of Preston Road and Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0069).

3c. Consider and act upon a Site Plan for the expansion of Prestonwood Baptist Church, on 35.3± acres, located on the southwest corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-33 (PD-33). (D19-0074).

3d. Consider and act upon a Replat for Prestonwood Addition, Block A, Lot 1R, and a Revised Conveyance Plat for Prestonwood Addition, Block A, Lot 2, on 102.7± acres, located on the southwest corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-33 (PD-33). (D19-0075).

3e. Consider and act upon a Preliminary Plat for Malabar Hill, for 96 single family residential lots and twelve (12) HOA/open space lots, on 45.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-88 (PD-88). (D19-0079).

3f. Consider and act upon a Site Plan for an Office Building (Prosper Counseling), on 0.3± acres, located on the southeast corner of Third Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0080).

- 3g. Consider and act upon a Site Plan for a Medical Office Building (The Offices at Legacy), on 2.0± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0083).
- 3h. Consider and act upon a Final Plat for Prosper Center, Block A, Lot 9, on 2.0± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0084).
- 3i. Consider and act upon a Conveyance Plat for the United States Postal Service Addition, Block A, Lots 1-3, on 12.9± acres, located on the west side of Coleman Street, south of Prosper Trail. The property is zoned Commercial (C). (D19-0085).

Chairman Cotten requested Items 3e. and 3f. be pulled from the Consent Agenda.

Motioned by Daniel, seconded by Bartley, to approve Items 3a., 3b., 3c., 3d., 3g., 3h., and 3i. on the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

Regarding Item 3f., the Commission inquired about the proposed development.

Mendez: Provided a summary of the proposed development.

Motioned by Bartley, seconded by Daniel, to approve Item 3f., subject to staff recommendations. Motion approved 4-0.

Regarding Item 3e., the Commission inquired about the alignment of proposed First Street, as shown on the Malabar Hill Preliminary Plat, in relationship to the Thoroughfare Plan.

Ingalls: Provided a summary of the proposed Preliminary Plat and the Thoroughfare Plan. Informed the Commission the Thoroughfare Plan is a guide showing general roadway alignments and classifications, noting the proposed Preliminary Plat is in conformance with the Thoroughfare Plan. Indicated the Final Plat for the northern adjacent property, Whitley Place, Phase 1, filed in 2008, depicted the alignment preferred by the developer of Whitley Place, consistent with the alignment on the proposed Preliminary Plat for Malabar Hill.

Mary Hammack (Whitley Place Resident): Expressed support for the request; however, noted concern regarding the proposed alignment of First Street, as compared to the Thoroughfare Plan, specifically regarding the safety of the intersection of Whitley Place Drive and First Street.

Dennis De Mattei (Whitley Place Resident): Expressed concern regarding the proposed alignment of First Street as shown on the Preliminary Plat, as compared to the Thoroughfare Plan.

Warren Corwin (Applicant): Provided information regarding the proposed development.

Glushko: Informed Commission the Town Attorney indicated the Preliminary Plat does not violate any Town ordinance and shall be approved.

Webb: Provided information regarding the existing water line along First Street and detailed the considerations that were given in order to set the alignment. Informed Commission of the design constraints related to removal of the existing reverse curves on First Street, and realigning the roadway in a manner that connects with the Whitley Place entrance and satisfies all engineering design criteria.

Commissioners indicated concern with the alignment of First Street as shown on the Preliminary Plat, as compared to the Thoroughfare Plan.

Motioned by Daniel, seconded by Bartley, to table Item 3e. Motion approved 4-0.

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.**

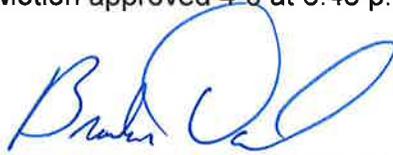
Glushko: Provided a summary of recent action taken by Town Council. Thanked Vice-Chairman Atteberry for his service and welcomed Chris Kern to the Commission.

- 5. Adjourn.**

Motioned by Daniel, seconded by Bartley, to adjourn. Motion approved 4-0 at 6:45 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary