



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, October 1, 2019, 6:00 p.m.

**1. Call to Order / Roll Call**

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

Commissioners present: Amy Bartley, Charles Cotten, Brandon Daniel, Joe Grinstead, Chris Kern, Chris Long, and Sarah Peterson.

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

Recognition of new Commissioner, Chris Kern.

**2. Recitation of the Pledge of Allegiance.**

**3. Consider and act upon the appointment of the Planning & Zoning Chairman, Vice Chairman and Secretary.**

Motion by Daniel, second by Long, to appoint Charles Cotten as Chairman. Motion approved 7-0.

Motion by Peterson, second by Bartley, to appoint Brandon Daniel as Vice-Chairman. Motion approved 7-0.

Motion by Peterson, second by Cotten, to appoint Amy Bartley as Secretary. Motion approved 7-0.

**4. CONSENT AGENDA**

**4a. Consider and act upon minutes from the September 17, 2019, Planning & Zoning Commission Regular meeting.**

**4b. 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).**

**4c. Consider and act upon a Site Plan for an Amenity Center for the Lakes at Legacy subdivision, on 1.7± acres, located west of Legacy Drive and south of Prairie Drive. (D19-0086).**

**4d. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 2, Block B, Lots 1-2, on 194.7± acres, located on the southwest corner of Preston Road and Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0087).**

- 4e. Consider and act upon a Final Plat for Gates of Prosper, Phase 2, Block B, Lot 1, on 4.4± acres, located on the southwest corner of Preston Road and Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0088)
- 4f. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 2, Block A, Lots 1-14, on 52.1± acres, located on the southwest corner of Preston Road and Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D19-0089).
- 4g. Consider and act upon a Site Plan for a restaurant expansion (Cotton Gin Cafe), on 0.2± acres, located on the northwest corner of Broadway Street and Main Street. The property is zoned Downtown Retail (DTR). (D19-0093).

Secretary Bartley requested Item 4b. be pulled from the Consent Agenda.

Motion by Vice-Chairman Daniel, second by Grinstead, to approve Items 4a., 4c., 4d., 4e., 4f., and 4g., on the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

Regarding Item 4b., the Commission inquired about the alignment of 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.

The following residents of Whitley Place were in attendance to speak in opposition to the proposed Preliminary Plat: Dennis De Mattei, Kathy Seei, Ron Justice, Rebecca Turner, Mary Hammack, Linda De Mattei, Jeff Steel, Shane White, Scott Martin, Robert Benson, Juan Carlos Diaz, Stan Youngblood, Mike and Toni Witte, and Jonathan Anderson.

The residents noted support for the proposed residential use; however, expressed concern about the proposed alignment of First Street on the Preliminary Plat in relationship with the Thoroughfare Plan. Concerns expressed by the residents included, but were not limited to; the distance between the Whitley Place lots along Teton Place and future First Street; safety of the existing and proposed First Street alignment, including grade differentials, speed limits, and the need for a traffic light in the future; the alignment of the proposed entry drives into Whitley Place and Malabar Hill; zoning entitlements and residential density; and waterline design and construction effectively setting future roadway alignments.

*Warren Corwin (Applicant):* Provided a summary of the proposed development.

*Hulon Webb:* Provided a history of the alignment and design of the waterline on First Street and Town design criteria for roadways to ensure safety. Indicated staff did not have adequate time to comprehensively analyze a relocation of First Street including the existing waterline since the previous Planning & Zoning Commission meeting, and noted the developer did not want to deviate from the alignment on the Preliminary Plat.

*Glushko:* Provided information regarding the intent of the Comprehensive Plan and Thoroughfare Plan as a guide, and informed Commission the Preliminary Plat does not violate any Town ordinance and should be approved.

*John Webb:* Discussed the history of First Street, noting the 2008 recordation of the Whitley Place, Phase 1 plat which depicted the proposed the alignment of First Street as also shown on the Malabar Hill Preliminary Plat. Upon a question from Chairman Cotten, Mr. Webb confirmed the depicted alignment was not part of the recorded plat of Whitley Place, Phase 1.

Commissioners indicated concern with the alignment of First Street as shown on the Preliminary Plat, as compared to the Thoroughfare Plan, and the proximity of First Street to Whitley Place. Inquired about the possibility of relocating proposed First Street to the south side of the existing waterline. Commissioners noted the proposed Preliminary Plat meets all Town requirements for approval.

Motioned by Peterson, seconded by Daniel, to approve Item 4b., subject to staff recommendations. Motion approved 5-2. Commissioners Bartley and Kern voted in opposition to the request.

### REGULAR AGENDA

- 5. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-40 (PD-40), generally to modify the Development Standards for The Lagoon, on 25.3± acres, located on the north side of Pepper Grass Lane, east of Windsong Parkway. (Z19-0014).**

*Ingalls:* Summarized the request, presented exhibits, and recommended approval.

Chairman Cotton opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motion by Vice-Chairman Daniel, second by Kern, to approve Item 5. Motion approved 7-0.

- 6. Consider and act upon a request to update the Planned Development-91 (PD-91) Conceptual Development Plan for Cook Children's Medical Center, on 25.3± acres, located on the northeast corner of US 380 and Windsong Parkway. (Z19-0018).**

*Ingalls:* Summarized the request, presented exhibits, and recommended approval.

Commissioners voiced support for the request.

Motioned by Peterson, seconded by Long, to approve Item 6. Motion approved 7-0.

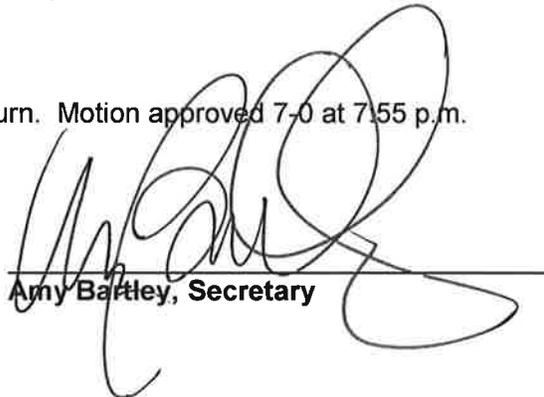
- 7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

*Glushko:* Provided a summary of recent action taken by Town Council.

- 8. Adjourn.**

Motioned by Long, seconded by Grinstead, to adjourn. Motion approved 7-0 at 7:55 p.m.

  
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Evelyn Mendez, Planning Technician

  
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Amy Bartley, Secretary