



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, October 2, 2018, 6:00 p.m.

1. Call to Order / Roll Call – Recognition of New Commissioners

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

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

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Evelyn Mendez, Planning Technician; Hulon Webb, Executive Director of Development and Community Services; Pete Anaya, Deputy Director of Engineering Services; Dan Heischman, Senior Engineer; and Robyn Battle, Town Secretary/PIO.

The new Commissioners, Joe Grinstead and Chris Long, were recognized.

2. Recitation of the Pledge of Allegiance.

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

Motioned by Amy Bartley, seconded by Chris Long, to appoint Charles Cotten as Chairman. Motion approved 7-0.

Motioned by Brandon Daniel, seconded by Charles Cotten, to appoint Bobby Atteberry as Vice Chairman. Motion approved 7-0.

Motioned by Sarah Peterson, seconded by Charles Cotten, to appoint Brandon Daniel as Secretary. Motion approved 7-0.

4. CONSENT AGENDA

4a. Consider and act upon minutes from the September 18, 2018, Planning & Zoning Commission meeting.

4b. Consider and act upon a Preliminary Plat for Windsong Ranch, Phases 5A, 5B, and 5C, for 207 single family residential lots and 12 HOA/open space lots, on 128.1± acres, located on the east side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D18-0068).

4c. Consider and act upon a Site Plan for Wireless Communication facilities, on 1.6± acres, located on the Prosper Trail Elevated Storage Tank site, north of Prosper Trail, east of Shasta Lane. The property is zoned Planned Development-70 (PD-70). (D18-0082).

Motioned by Atteberry, seconded by Daniel, to approve the Consent Agenda, subject to Town staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-17 (PD-17) to Planned Development-Office/Retail (PD-O/R) and to rezone Single Family-15 (SF-15) to Planned Development-Office (PD-O), on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road. (Z18-0007).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Informed Commissioners that staff received additional information regarding the proposed request related to the proposed detention pond, following distribution of the Planning & Zoning Commission's materials. Informed Commission staff has not had adequate time to analyze the new information and recommended tabling of the request to the October 16, 2018, Planning & Zoning Commission meeting.

Atteberry: Inquired about the proposed detention pond.

Cotten: Inquired about the new information provided by the applicant and if the Commission could conditionally approve the request, subject to incorporating the applicant's new proposal.

Ingalls: Explained the Town requirements for wet detention ponds and informed the Commission of the applicant's request for a dry detention pond. Informed the Commission the applicant provided renderings of the site, including a wall screening the proposed dry detention pond in addition to a monument located on the northeast corner of the property. Reiterated staff has not had time to evaluate the specifics of the screen wall and monument.

Chairman Cotten opened the Public Hearing.

Teague Griffin (Applicant): Provided an overview of the project, the detention pond, screening wall, and monument. Agreed to table the item to allow time for staff review of the new information, and incorporate the request into the proposed PD standards.

Commissioners voiced support for tabling the item.

Motioned by Grinstead, seconded by Daniel, to continue the Public Hearing and table Item 5 to the October 16, 2018, Planning & Zoning Commission meeting. Motion approved 7-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65-Single Family (PD-65-SF) and a portion of Planned Development-65-Commercial (PD-65-C) to Planned Development-Commercial (PD-C), to allow for development of new automobile sales and leasing dealerships (El Dorado Motors), on 17.8± acres, located on the north side of US 380, west of Mahard Parkway. (Z18-0011).**

Ingalls: Summarized the request and presented exhibits provided by the applicant. Recommended tabling the item to the October 16, 2018, Planning & Zoning Commission meeting to allow time for the applicant to address concerns expressed by the Executive Development Team (EDT).

Cotten: Requested more information regarding items of concern.

Ingalls: Outlined concerns expressed by the EDT regarding landscape berms and primary uses permitted on the subject property. Explained Town staff recently received information regarding the future expansion by TxDOT of US 380, including the possibility of additional right-of-way within the subject property. Stated the EDT recommended revising the request to ensure appropriate berms are provided in the event additional right-of-way is necessary. Explained EDT's concerns regarding the two (2) proposed automobile dealership buildings and the request to subdivide the property into two (2) separate lots in order to ensure the primary use of each lot and building is new automobile sales.

Chairman Cotten opened the Public Hearing.

Matt Moore (Applicant): Provided an overview of the project, specifically addressing the concerns of the EDT. Requested the item not be tabled, indicating willingness to incorporate language into the PD addressing the noted concerns of the EDT and any concerns of the Planning & Zoning Commission.

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

Commissioners voiced support for the request.

Glushko: Indicated the applicant's intent to waive the requirement for a wet detention pond, but the omission of such language in the applicant's draft PD development standards.

Motioned by Cotten, seconded by Peterson, to approve Item 6, subject to the following conditions:

1. At such time the acquisition of additional right-of-way within the subject property is required by TxDOT for roadway improvements along US 380, the proposed landscape berms and buffer shall be reestablished and located outside of the proposed right-of-way dedication area in order to maintain the character of the landscaping provided in the attached exhibits.
2. The primary use of each building on the subject property shall be New Automobile Sales/Leasing. Used Automobile Sales shall only be permitted as a secondary, incidental use within each building on the subject property.
3. The requirement for a Wet Pond/Retention Pond found in Subsection 6.09, C. "Wet/Retention Pond Criteria," of Section 6, "Drainage System Design Requirements," of the Town of Prosper Engineering Design Standards, shall not apply to this development. All other requirements of Section 6 and the Engineering Design Standards shall apply to this development.

Motion approved 7-0.

- 7. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for Wireless Communication facilities, on 1.6± acres, located on the Prosper Trail Elevated Storage Tank site, north of Prosper Trail, east of Shasta Lane. The property is zoned Planned Development-70 (PD-70). (S18-0008).**

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

Chairman Cotten opened the Public Hearing.

Vincent Huebinger (Applicant): Provided an overview of the project.

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

Commissioners voiced support for the request.

Motioned by Atteberry, seconded by Daniel, to approve Item 7, subject to Town staff recommendations. Motion approved 7-0.

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

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

Grinstead: Inquired if the cell tower would be capable of supporting multiple wireless carriers.

Chairman Cotten opened the Public Hearing.

David Prejean (Applicant): Confirmed the structure will only accommodate one (1) wireless carrier, AT&T.

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

Commissioners voiced support for the request.

Motioned by Peterson, seconded by Grinstead, to approve Item 8, subject to Town staff recommendations. Motion approved 7-0.

- 9. Conduct a Public Hearing, and consider and act upon a request to amend the Thoroughfare Plan to insert new Cross Sections and Description for Coit Road, between Prosper Trail and Frontier Parkway, depicting a new Interim Major Thoroughfare 4/6LD (Midblock) where Right-of-Way is less than 120 feet. (CA18-0002).**

Glushko: Summarized the request to amend the Comprehensive Plan and Thoroughfare Plan and introduced Pete Anaya, Deputy Director of Engineering Services, to address questions related to the request.

Anaya: Provided additional information regarding the request and presented the proposed cross sections for Coit Road.

Chairman Cotten opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Peterson, seconded by Atteberry, to approve Item 9, subject to Town staff recommendations. Motion approved 7-0.

- 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 a summary of recent action taken by Town Council.

11. Adjourn.

Motioned by Peterson, seconded by Atteberry, to adjourn. Motion approved 7-0 at 7:02 p.m.



Evelyn Mendez, Planning Technician



Brandon Daniel, Secretary