



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
200 S. Main Street, Prosper, Texas  
Tuesday, November 6, 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 Charles Cotten, Vice-Chairman Bobby Atteberry, Secretary Brandon Daniel, Amy Bartley, Joe Grinstead, Chris Long, and Sarah Peterson.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Evelyn Mendez, Planning Technician; and Dan Heischman, Senior Engineer.

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

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the October 16, 2018, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Preliminary Site Plan for a commercial development (Gates of Prosper, Phase 2), on 65.5± acres, located on the southwest corner Preston Road and Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D18-0037).**

**3c. Consider and act upon a Site Plan for a Day Care (Alpha Montessori), on 2.4± acres, located on the northwest corner of Legacy Drive and future Westwood Drive. The property is zoned Planned Development-65 (PD-65) and Specific Use Permit (S-19). (D18-0062).**

**3d. Consider and act upon a Final Plat for Prosper Center, Block A, Lot 1R1, on 2.4± acres, located on the northwest corner of Legacy Drive and future Westwood Drive. The property is zoned Planned Development-65 (PD-65) and Specific Use Permit (S-19) for a Day Care. (D18-0063).**

**3e. Consider and act upon a Revised Preliminary Site Plan for an office/warehouse development (Prosper Business Park), on 50.9± acres, located on the east side of Cook Lane, south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D18-0083).**

**3f. Consider and act upon a Site Plan for a Contractor's Storage Yard, on 8.9± acres, located on the southeast corner of Industry Way and future Technology Lane. The property is zoned Planned Development-26 (PD-26). (D18-0084).**

**3g. Consider and act upon a Final Plat for Prosper Business Park, Block A, Lot 8 and a Conveyance Plat for Prosper Business Park, Block A, Lot 9, on 34.2± acres, located**

on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D18-0092).

- 3h. Consider and act upon a Site Plan for a Major Building Material and Hardware Sales (Home Depot) in Windsong Ranch Marketplace, on 11.1± acres, located on the west side of Windsong Parkway, north of US 380. The property is zoned Planned Development-40 (PD-40). (D18-0094).
- 3i. Consider and act upon a Final Plat for Windsong Ranch Marketplace, Block A, Lot 5, on 2.5± acres, located on the east side of Gee Road, north of US 380. The property is zoned Planned Development-40 (PD-40) and Specific Use Permit-29 (S-29). (D18-0095).
- 3j. Consider and act upon a Site Plan for a Day Care (Ace Montessori), on 2.5± acres, located on the east side of Gee Road, north of US 380. The property is zoned Planned Development-40 (PD-40) and Specific Use Permit-29 (S-29). (D18-0096).
- 3k. Consider and act upon a Site Plan for a Minor Automobile Repair (Brakes Plus) in Westfork Crossing, on 1.1± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D18-0097).
- 3l. Consider and act upon a Final Plat for Westfork Crossing, Block A, Lot 6, on 1.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D18-0103).
- 3m. Consider and act upon a Site Plan for a Car Wash (Fast Lane) in Westfork Crossing, on 1.2± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D18-0104).
- 3n. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 9, on 1.3± acres, located on the west side of Coit Road, south of Richland Boulevard. The property is zoned Planned Development-2 (PD-2). (D18-0105).
- 3o. Consider and act upon a Site Plan for a Day Care (Kindercare), on 1.3± acres, located on the west side of Coit Road, south of Richland Boulevard. The property is zoned Planned Development-2 (PD-2). (D18-0106).
- 3p. Consider and act upon a Final Plat for Windsong Ranch, Phase 5A, for 68 single family residential lots and eight (8) HOA/open space lots, on 47.6± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D18-0107).

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

#### REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a Replat for XPotential Addition, Block A, Lots 1 and 2, for two (2) single family residential lots, on 2.7± acres, located on the northeast corner of Prestonview Drive and Hays Road. The property is zoned Single Family-Estate (SF-E). (D18-0074).

*Ingalls:* Summarized the request and presented exhibits provided by the applicant. Chairman Cotten opened the Public Hearing.

There being no speakers the Public Hearing was closed.

Motioned by Atteberry, seconded by Peterson, to approve Item 4, subject to Town staff recommendations. Motion approved 7-0.

- 5. Conduct a Public Hearing, and consider and act upon a request for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, south of First Street. The property is zoned Planned Development-19-Commercial Corridor (PD-19-CC) and Specific Use Permit-6 (S-6). (S18-0009).**

*Glushko:* Summarized the request and presented exhibits provided by the applicant. Recommended approval, subject to the recommendations outlined in the staff report.

Chairman Cotten opened the Public Hearing.

*Tony Strickland (Applicant):* Provided an overview of the request and noted that the company is strategizing in preparation of SUP expiration in the future.

There being no additional speakers the Public Hearing was closed.

Motioned by Peterson, seconded by Grinstead, to approve Item 5, subject to Town staff recommendations. Motion approved 7-0.

- 6. 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. Noted the applicant's request for a waiver from the Town's requirement for wet detention ponds and the proposed screening wall and monument proposed in order to minimize the view of the dry detention pond. Recommended approval of the request, subject to providing for a wet detention pond in accordance with Town standards.

Chairman Cotten opened the Public Hearing.

*David Bond (Applicant):* Provided an overview of the request.

*Bruce Carlin (Texas Bank):* Voiced support for the request.

*Peterson:* Inquired about the timing of Craig Road improvements and requested information regarding the type of screening proposed along Craig Road.

*Heischman:* Explained there are no current plans for the Town to improve Craig Road, and provided a history of the Town's adoption of the Engineering Design Standards requiring wet detention ponds.

*Bond:* Described the setbacks, landscaping, and building architecture for the proposed office buildings along Craig Road. Noted the first phase of development would not include direct access from Craig Road and entrances into the offices would be from the east side of the buildings.

*Atteberry:* Stated the Town's Engineering Design Standards require wet detention ponds and requested more information regarding why a dry detention pond is being proposed in this location.

*Bond:* Stated the proposed dry detention pond will be landscaped with sod, noting construction and maintenance costs associated with wet detention ponds, as well as the desire of the developer to maximize building areas within the development.

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

Motioned by Bartley, seconded by Long, to approve Item 6, as presented by the applicant, including a dry detention pond, as well as staff and Town Council approval of the design of the proposed monument. Motion approved 6-1. Vice-Chairman Atteberry opposed the request, citing the Town's requirement for wet detention ponds.

- 7. Conduct a Public Hearing, and consider and act upon a request to rezone 48.1± acres of Agriculture (A), and 16.4± acres of Single Family-15 (SF-15), to Planned Development-Mixed Use (PD-MU) to facilitate a mixed-use development (WestSide), consisting of Multifamily, Indoor Commercial Amusement, Hotel, Restaurant, Retail, Convenience Store with Gas Pumps, Open Space and related uses, located on the northeast corner of FM 1385 and US 380 (Z18-0012).**

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

Chairman Cotten opened the Public Hearing.

*Michael Fannin (Applicant):* Presented a history of the subject property, the planning process, including engagement with the adjacent residential neighborhood, and summarized the proposed rezoning request, highlighting the open spaces, trails, and landscaping provided between the subject property and Glenbrook Estates.

*Chester Johnson (Resident of Glenbrooke Estates):* Voiced concern regarding the limited service hotels, the lack of quality development promised by the developer, and potential for increased crime related to the commercial development. Requested a screening wall between the proposed development and Glenbrook Estates, increased architectural standards for the hotels, and a reduction to the number of drive-through restaurants. Mr. Johnson presented the Commission with a letter of opposition from Pablo Vivero, a resident of Glenbrooke Estates, who could not attend the meeting.

*James Heath (Resident of Glenbrooke Estates):* Voiced support for the request.

*Donnie Crawford (President of the Glenbrooke Estates HOA):* Provided information regarding a study demonstrating increased home values for homes in close proximity to mixed use developments. Voiced support for the request.

*Bartley:* Expressed concern regarding the tilt-wall construction of the indoor entertainment venue, noting this type of construction requires more maintenance over time and is limited in architectural detailing, in comparison to brick and stone construction.

*Daniel:* Requested information regarding construction schedule.

*Fannin:* Stated that the first phase of the project is estimated to begin within six (6) to eight (8) months.

*Gary Westhoff (Resident of Glenbrooke Estates):* Noted concerns with traffic noise generated by the proposed development and support for concrete building materials. Voiced support for the request.

There being no additional 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.

*Commissioner Long departed the meeting at 7:35 p.m.*

**8. 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. Provided an update regarding the upcoming Planning & Zoning Commission meeting schedule.

**9. Adjourn.**

Motioned by Bartley, seconded by Grinstead, to adjourn. Motion approved 6-0 at 7:39 p.m.



**Evelyn Mendez, Planning Technician**



**Brandon Daniel, Secretary**