

Prosper is a place where everyone matters.

MINUTES
Prosper Town Council
Work Session
Prosper High School Cafeteria
301 Eagle Drive, Prosper, Texas
Wednesday, April 30, 2014

1. Call to Order/Roll Call.

The meeting was called to order at 6:10 p.m.

Council Members Present:

Mayor Ray Smith
Mayor Pro-Tem Meigs Miller
Deputy Mayor Pro-Tem Kenneth Dugger
Councilmember Michael Korbuly
Councilmember Curry Vogelsang, Jr.
Councilmember Danny Wilson
Councilmember Jason Dixon

Staff Members Present:

Harlan Jefferson, Town Manager
Robyn Battle, Town Secretary
Terrence Welch, Town Attorney
Hulon T. Webb, Jr., Executive Director of Development and Community Services
Chris Cople, Development Services Director

2. Receive a presentation from Blue Star Land and discuss the Gates of Prosper and Villages of Star Trail zoning applications.

Scott Shipp, a representative of Blue Star Land, reviewed the current Planned Development (PD) for the Villages of Star Trail project, and the revisions that have been made as a result of recommendations by Town staff, the Parks and Recreation Board, and the Planning and Zoning Commission. The proposed PD will consolidate four existing PDs: PD-14, PD-23, PD-34 and PD-3. The new proposal does not provide for any multifamily residential development. Mr. Shipp compared the four proposed residential lot sizes with those in the current PDs, and presented conceptual renderings of the homes to be constructed within the development. Responding to a question from the Town Council, Mr. Shipp specified that the two larger lot sizes could accommodate swing-entry garages. Some features of the proposed PD that exceed the Town's minimum development standards include entry features and signs, hike and bike trails, and architectural, fencing, driveway, and garage door standards. While Blue Star does not set the price point for homes sales, they anticipate that the starting price for single family homes in this development will be approximately \$250,000.

Mr. Shipp continued the presentation by reviewing the Gates of Prosper Planned Development project, which will consolidate PD-3 and PD-13 into one Planned Development. Mr. Shipp explained the existing zoning, and reviewed portions of the Town of Prosper's Comprehensive Plan as it relates to the project. The proposed site

plan includes regional retail, a lifestyle center that includes multifamily residential, a downtown center that includes office and mixed use, and a residential neighborhood. Some features of the proposed PD include landscaping along US 380, detention ponds to be treated as amenities, restrictions on the number of drive-through restaurants, gas stations, and multifamily units, height requirements for buildings east of Preston, and a stipulation that no multifamily units will be constructed until 300,000 square feet of retail space has been leased. The Town Council, Mr. Shipp and Town staff discussed the future expansion of Lovers Lane, setback requirements, median improvements, and whether truck routes could be established to limit traffic. Mr. Shipp presented conceptual photographs of the proposed retail development and urban-style multifamily development. A representative from Toll Brothers answered questions from the Town Council about their products. Town staff explained that after the work session, Blue Star will edit their PD submittal based on recommendations from the Planning & Zoning Commission, Town staff, and the Town Council, and the Town Council will consider the zoning request at the May 13, 2014, Town Council meeting. Regarding quality and standards, Mr. Shipp and Town staff responded that the standards in the proposed PD are at least as good, if not better, than those in the surrounding communities, and the comments made by Town staff on the proposal have all been addressed by Blue Star. Any significant change to the PD would require additional approval by the Planning & Zoning Commission and the Town Council. The project currently does not include the use of alleyways.

With no further discussion, Mr. Shipp concluded his presentation.

3. **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

- 3a. ***Section 551.087 - To discuss and consider economic development incentives.***
- 3b. ***Section 551.072 - To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.***
- 3c. ***Section 551.074. - To discuss appointments to the Planning & Zoning Commission, Parks & Recreation Board, Prosper Economic Development Corporation Board, Board of Adjustment, Construction Board of Appeals, and Library Board.***

The Town Council recessed into Executive Session at 7:34 p.m.

4. **Reconvene and take any action necessary as a result of the Closed Session.**

The Work Session reconvened at 9:34 p.m.

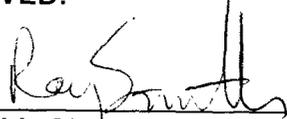
No action was taken as a result of the Closed Session.

5. **Adjourn.**

The meeting was adjourned at 9:34 p.m. on Wednesday, April 30, 2014.

These minutes approved on the 13th day of May, 2014.

APPROVED:



Ray Smith, Mayor

ATTEST:



Robyn Battle, Town Secretary