



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Tuesday, April 21, 2020
6:00 p.m.

Governor Greg Abbott granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. This meeting was held via telephone conference call and videoconference.

1. Call to Order

The meeting was called to order at 6:01 p.m.

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Chris Long, Joe Grinstead, Chris Kern, Michael Pettis, and Sarah Peterson.

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

2. Roll Call

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the April 7, 2020, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan for an Office/Warehouse, on 0.4± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0025).**
- 3c. Consider and act upon a Final Plat for the West End Addition, Block A, Lots 1 and 2, on 0.9± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0026).**
- 3d. Consider and act upon a Site Plan for Prosper ISD High School No. 3, on 82.6± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87) and Planned Development-90 (PD-90). (D20-0004).**
- 3e. Consider and act upon a Final Plat for Prosper High School No. 3, Block A, Lot 1, on 82.6± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87) and Planned Development-90 (PD-90). (D20-0005).**
- 3f. Consider and act upon a Site Plan for an assisted living facility (Lake Point Assisted Living), on 0.2± acres, located on the northeast corner of Second Street and Church Street. The property is zoned Planned Development-100 (PD-100). (D20-0019).**

- 3g. Consider and act upon a Replat for Bryants First Addition, Block 22, Lot 10R, on 0.2± acres, located on the northeast corner of Second Street and Church Street. The property is zoned Planned Development-100 (PD-100). (D20-0020).
- 3h. Consider and act upon a Preliminary Site Plan for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and the Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0021).
- 3i. Consider and act upon a Site Plan for a multifamily development in WestSide (The Vera Prosper Luxury Apartments), on 10.1± acres, located on the east side of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0026).
- 3j. Consider and act upon a Final Plat for the WestSide Addition, Block A, Lot 18, on 10.1± acres, located on the east side of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0027).
- 3k. Consider and act upon a Final Plat for Country Creek Estate, Block A, Lot 1, on 7.0± acres, generally located south of Prosper Trail, west of Coit Road. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ). (D20-0031).
- 3l. Consider and act upon a Site Plan for Prosper ISD Elementary School No. 14, on 10.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0034).
- 3m. Consider and act upon a Final Plat for the Prosper Elementary School No. 14 Addition, Block A, Lot 1, on 10.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0035).

Motion by Grinstead, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Consider and act upon a request to update the Planned Development-41 (PD-41) Conceptual Development Plan (Exhibit D) for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and Dallas Parkway. (Z20-0007).

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

Commissioners voiced support for the request.

Motion by Daniel, second by Peterson, to approve Item 4. Motion approved 7-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 5.4± acres from Planned Development-40 (PD-40) to Planned Development-Office (PD-O), located east of Good Hope Road, south of Parvin Road. (Z20-0006).

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

Chairman Cotten opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motion by Pettis, second by Grinstead, to approve Item 5. Motion approved 7-0.

6. Conduct a Public Hearing, and consider and act upon an amendment to the Thoroughfare Plan to designate anticipated roadway overpasses on US 380 at Gee Road, Teel Parkway, and Legacy Drive and an overpass at First Street and the BNSF railroad. (CA20-0001).

(Commissioner Pettis disconnected from the telephone conference call and videoconference during Item 6.)

Clark: Summarized the request, presented exhibits, and recommended approval.

Cotten: Inquired about locations of future Dallas North Tollway on and off ramps, as well as considerations given to placement of grade separated railroad intersections.

Hulon Webb: Provided information regarding future Dallas North Tollway and grade separated railroad intersection locations.

Heischman: Provided information regarding grade separated railroad intersection locations.

Hulon Webb: Provided exhibit showing the schematic design of a grade-separated intersection at Prosper Trail at the railroad. This was discussed with the Town Council earlier this year and decision was to not acquire ROW or further the design.

Commissioners voiced a preference to include an overpass on Prosper Trail at the railroad, and grade-separated intersections on US 380 at Coit Road and on US 380 at Custer Road.

Chairman Cotten opened the Public Hearing.

David Blom (Windsong Ranch Developer): Requested information regarding the impact of the proposed grade separated intersection at Gee Road and US 380.

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

Motion by Grinstead, second by Long, to approve Item 6, subject to the inclusion of additional grade separated intersections located at Prosper Trail and the railroad, Coit Road and US 380, and Custer Road and US 380. Motion approved 6-0.

7. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 4 (Development Requirements), Section 1 (Site Plan Process), of the Zoning Ordinance, generally allowing for waiver of certain development regulations by the Town Manager. (Z20-0008).

John Webb: Summarized the request and recommended approval.

Chairman Cotten opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motion by Grinstead, second by Peterson, to approve Item 7. Motion approved 6-0.

8. Discussion of Proposed Amendments to the Zoning Ordinance. (Z20-0010).

Glushko: Provided a summary of proposed amendments.

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

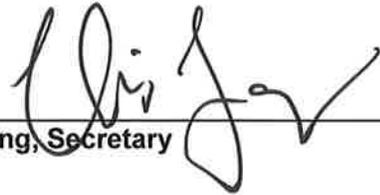
Glushko: Provided a summary of recent action taken by Town Council.

10. Adjourn.

Motion by Daniel, second by Grinstead, to adjourn. Motion approved 6-0 at 7:32 p.m.



Evelyn Mendez, Planning Technician



Chris Long, Secretary