



Prosper is a Place Where Everyone Matters.

MINUTES

**Special Meeting of the
Parks and Recreation Board**
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Thursday, September 21, 2017, 6:00 pm

1. Call to Order / Roll Call.

The meeting was called to order at 6:00 pm by Barbara Cottone.

Board members present: Barbara Cottone, Chair; Mandy Goddard; Vice Chair; Amy Bartley; Gina Kern; Rebekah Land; Rick McGrath; and Chuck Smith.

Staff members present: Dudley Raymond, Director of Parks and Recreation; and Paul Naughton, Landscape Architect; and Alex Glushko, Senior Planner.

2. Comments by the Public.

There were no comments by the public.

3. Discussion with developer regarding Planned Development District requirements for the Brookhollow development.

Raymond thanked the Board for attending the special meeting. He gave a general overview and history of the discussions surrounding the Planned Development (P.D.) requirements for the Brookhollow development. At this meeting, staff is requesting Board input regarding concessions and changes to Town standard.

Glushko described the area in discussion, near Custer and 380, as currently zoned for mixed use (multi-family, townhomes, retail and restaurant). The developer is asking for major differences along the 380 frontage road, including a 12 story hotel, event center and indoor water park. The base zoning would remain basically the same. The developer request is for different uses.

Naughton said the existing P.D. gives the developer the right to be a gated community. The discussion is about public parks and hike and bike trails within the gated community. Staff is intent on making sure the trail system and public parks will be included in the community in accordance with Town standards. He said the existing P.D. falls under the old Parkland Dedication requirements, and the ordinance has been amended, so opening this P.D. amendment will subject the developer to the current standards.

Naughton showed slides based on the current Master Plan. His presentation detailed the developer's proposal, as well as staff concerns, options and recommendations. Staff and Board members agreed on the importance of public trails with periodic openings for access, visibility and safety within all Prosper communities.

Naughton clarified that, technically, two different P.D.s are being discussed. Glushko provided details about the properties and the owners.

Cottone said the Park and Recreation Board's recommendations will first go to the Planning and Zoning Committee, and then on to the Town Council.

The Board offered the following recommendations:

Brook Hollow North:

- Provide hike and bike trails in an east to west direction (from Whitley Place to Town Lake Park and also from Coit Road to Custer Road connecting to the Town's trail network) with adequate public access and open spaces along the trails.
- Allow up to 50% park dedication credit for the 19.1 acre park, contingent upon engineering study's indicating that the area is suitable.
- Dedicate 8.15 acre park adjacent to Town Lake contingent upon engineering study's indicating the area is suitable.
- Dedicate 7.5 acre park neighborhood park near North 2.
- All parks shall have 60' right of way adjacent parks and not be encumbered with easements.
- Remaining Parkland Dedication requirements will be met from a) further park land dedication b) payment in lieu of dedication as required by the Subdivision Ordinance.
- No more than 70% of the linear creek frontage shall have direct lot adjacency.

Brook Hollow Centre:

- There shall be a minimum of a 5 acre park dedication (near Centre 2) with 60' right of way on adjacent roads and not be encumbered with easements. Remaining Parkland Dedication requirements will be met from a) further park land dedication b) payment in lieu of dedication as required by the Subdivision Ordinance.
- Provide hike and bike trails east to west (Coit Road to Custer Road) connecting to the Town's trail network as well as connectivity to and between the 5 acre neighborhood park and the East Fork Pond with adequate public access and open space along the trails. This trail shall be open to the public, however, it may have fences, walls, or other features that restrict access into gated communities.
- No more than 70% of the linear creek frontage shall have direct lot adjacency.

Motion to approve by McGrath, second by Bartley. Approved 7-0.

4. Discussion regarding any miscellaneous business or items to be placed on future Agendas.

There was no discussion.

5. Adjourn

Motion to adjourn by Smith, second by Goddard. Meeting adjourned at 7:00 pm. Approved 7-0.


