



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 18, 2022, 6:00 p.m.

Notice Regarding Public Participation

Welcome to the Planning & Zoning Commission meeting. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

To access the videoconference online, follow these instructions:

Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/86944373392>

Enter Meeting ID: 869 4437 3392

To request to speak, click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers: +1 346 248 7799

Enter Meeting ID: 869 4437 3392

To request to speak, enter *9. The meeting moderator will acknowledge your request and allow you to speak.

Addressing the Planning & Zoning Commission:

- Those wishing to address the Commission must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.
- **If you are attending in person**, please submit this form to the Board Chair or a staff member prior to the meeting. When called upon, please come to the podium and state your name and address for the record.
- **If you are attending online/virtually**, please submit this form prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order / Roll Call
2. Pledge of Allegiance

3. CONSENT AGENDA

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a.** Consider and act upon minutes from the October 4, 2022, Planning & Zoning Commission Regular meeting.

CITIZEN COMMENTS

The public is invited to address the Planning & Zoning Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to the Development Services Department prior to the meeting.

REGULAR AGENDA

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

- 4.** Conduct a Public Hearing, to consider and act upon an amendment to the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park. (CA22-0002).
- 5.** Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 6.** Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, October 14, 2022, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Hall is wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 4, 2022, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Mike Pettis, Sekou Harris, Doug Charles, and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Paul Rodriguez, Senior Planner; Doug Braches, Planning Technician

2. Recitation of the Pledge of Allegiance

3. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice-Chair, and Secretary.

Motion by Charles to re-elect Brandon Daniel as Chair, Sarah Peterson as Vice-Chair and Mike Pettis as Secretary, second by VanWolfe. Motion approved 6-0.

4. CONSENT AGENDA

4a. Consider and act upon minutes from the September 20, 2022, Planning & Zoning Commission Regular meeting.

4b. Consider and act upon a Preliminary Site Plan for Windmill Hill, Lots 1-3, Block A, on 11.8± acres, located south of Broadway Street and west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D22-0074).

4c. Consider and act upon a Site Plan and Façade Plan for a Restaurant with Drive Through on Lot 9 Block A 1.127± acres, located on the north side of US Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0077).

4d. Consider and act upon a Final Plat for WestSide, Lot 9, Block A, on 1.127± acres, located on the north side of US Highway 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0078).

4e. Consider and act upon a Site Plan for a House of Worship, on Lot 1, Block A, on 11.9± acres, located south of E. First Street and west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0079).

4f. Consider and act upon a Final Plat for Lighthouse Church Addition, on Lot 1, Block A, on 11.9± acres, located south of E. First Street and west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0080).

Motioned by Pettis, seconded by Charles, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

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

David Soto (Staff): Presents town council results and explains a Comprehensive Plan Update is in progress.

6. **Adjourn.**

Motioned by VanWolfe, seconded by Pettis to adjourn. Motion approved 6-0 at 6:12 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 4**

From: Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services
David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – October 18, 2022

Agenda Item:

Conduct a Public Hearing to consider and act upon an amendment to the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park. (CA22-0002).

Description of Agenda Item:

The Comprehensive Plan states, "Planning for the Town's future should be a continuous process, and this Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends." The Thoroughfare Plan currently depicts Teel Parkway in a conceptual alignment which has slightly changed with the construction of Teel Parkway from Ironwood Drive to Parvin Road as shown below:

Current alignment of Teel Parkway

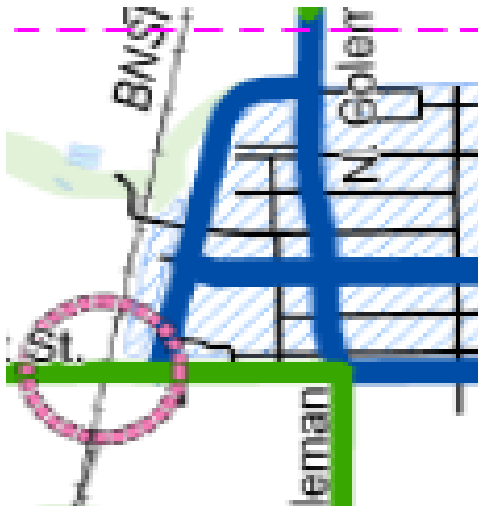


Proposed amendment to Teel Parkway



To accommodate the LIV Apartment and Townhome development near the heart of downtown, the anticipated alignment of McKinley Street north of Fifth Street curving into Coleman Street, is now being constructed as an intersection with Gorgeous Road being extended west of Coleman Road to intersect with McKinley Street as shown below:

Current alignment of McKinley Street to Coleman Street



Proposed amendment of McKinley Street and Gorgeous Road



With the continued development of the Gates of Prosper, Coleman Street north of Lovers Lane be realigned to the current intersection of Coleman Street south of Lovers Lane to provide improved mobility as shown below:

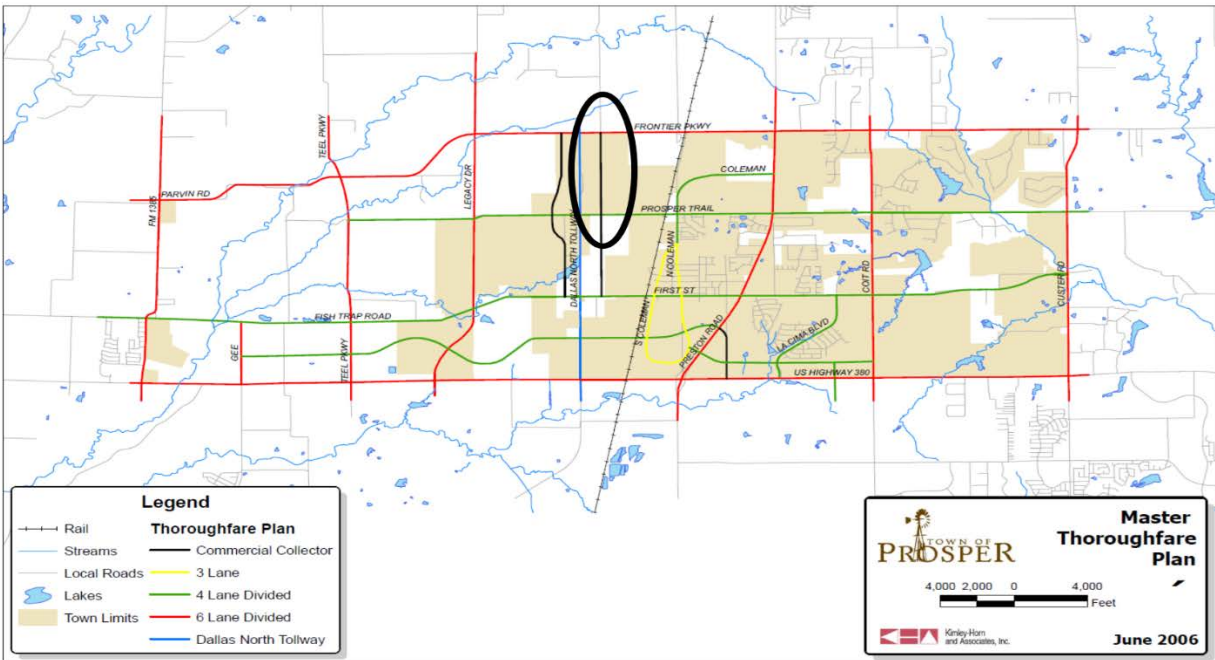
Current alignment of Coleman Street at Lovers Lane



Proposed amendment to Coleman Street at Lovers Lane



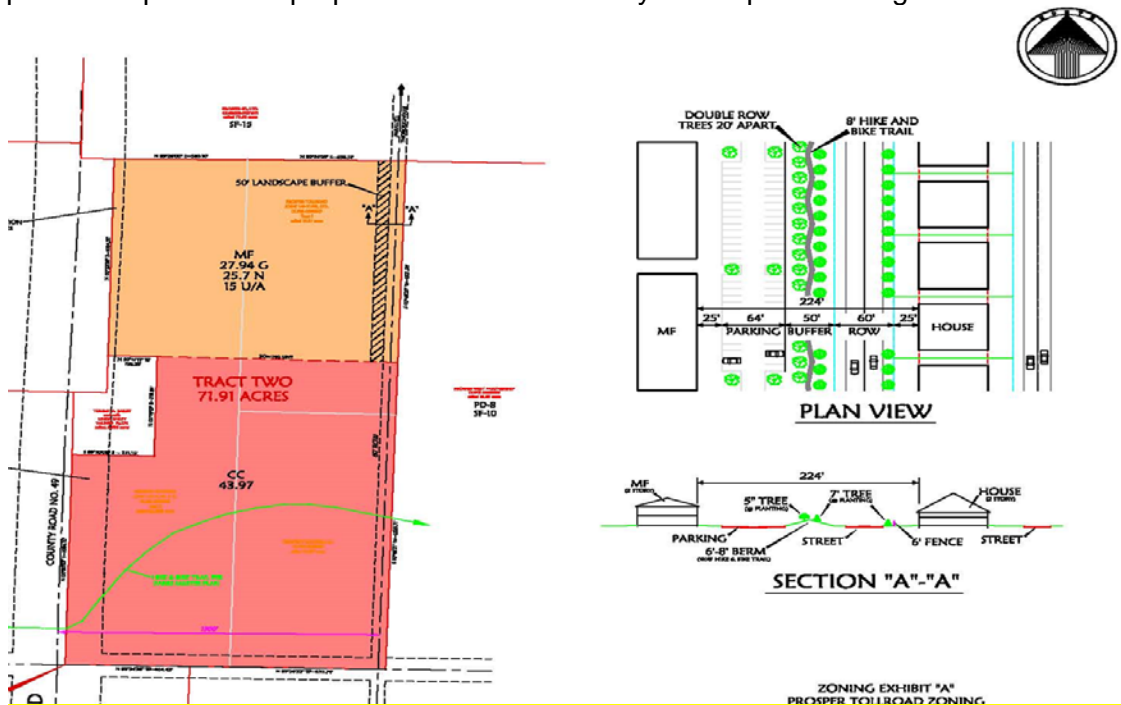
On the 2006 Town Thoroughfare Plan, the alignment of the DNT Collector north of Prosper Trail was shown paralleling the DNT just west of the Lakes of Prosper development.



On November 14, 2006, the Town Council approved Planned Development-35 which depicted the DNT Collector north of Prosper Trail per the 2006 Town Thoroughfare Plan.

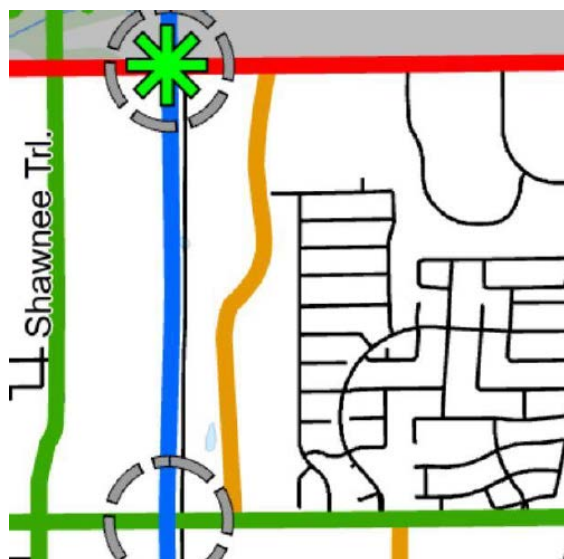


The following exhibits were included in the presentation with Planned Development-35 and provide details to the proposed location of the DNT Collector in relation to the existing Lakes of Prosper development and proposed future multi-family development along the DNT.

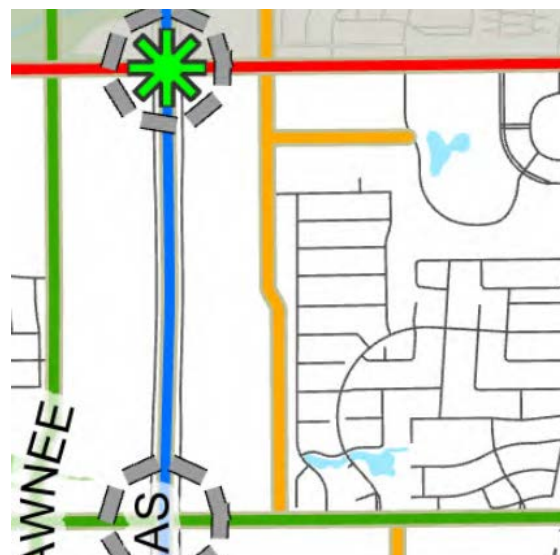


In addition to amending the current Thoroughfare Plan to adjust the alignment of the DNT Collector to comply with the approved Planned Development-35 zoning, at the September 13, 2022, Town Council meeting, the Town Council requested the addition of a collector road south and parallel to Frontier Parkway connecting Frontier Park to the DNT Collector. Both proposed changes are shown below:

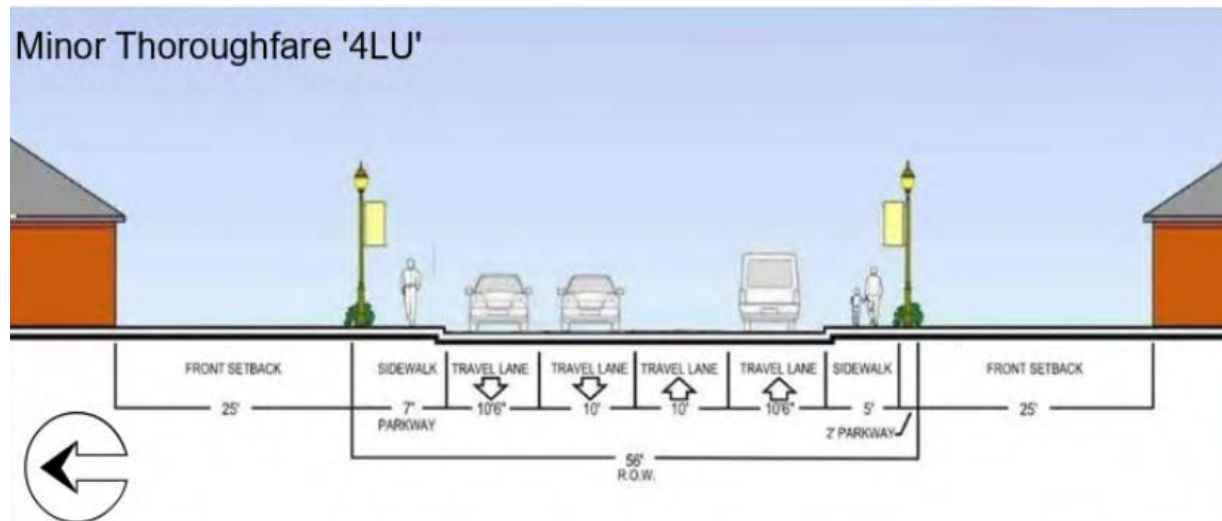
Current alignment of DNT Collector



Proposed alignment of DNT Collector and additional road connection to Frontier Park



First Street between Coleman Street and Craig Road is depicted on the Old Town Insert portion of the current Town's Thoroughfare Plan as a 2-lane local street with parallel parking in 60' right-of-way (ROW). In 2022, the Town Council requested Town staff evaluate options for this section of First Street due to traffic concerns with First Street being designed as a 4-lane divided roadway from Coleman Street west to the DNT, and it being a 4-lane divided roadway from Craig Road east to Preston Road. At the June 14, 2022, Town Council Work Session, based on feedback received from discussions with the Town Council, Town staff presented a 4-lane undivided roadway with reduced lane and parkway widths, no sidewalk on the north side of the road, all to be contained within 56' ROW as shown below:



To accommodate the proposed change in roadway classification, the proposed Thoroughfare Plan includes a new designation for First Street, between Coleman Street and Craig Road, as a 4-lane undivided roadway (4LU).

Finally, at the October 11, 2022, Town Council meeting, the Town Council approved an ordinance to rename the segment of Fishtrap Road, between Legacy Drive and Gee Road, to First Street. This change is reflected on the Proposed Thoroughfare Plan exhibit.

All approved changes to roadways included in the Old Town Insert portion of the Thoroughfare Plan (McKinley, Gorgeous, and First Street) will require updates to the Transportation chapter of the Comprehensive Plan, Old Town Insert exhibit, and Future Land Use Plan exhibit with the upcoming Comprehensive Plan amendments proposed in mid-2023.

Legal Obligations and Review:

The Planning & Zoning Commission is required to hold a Public Hearing prior to acting on an amendment to the Thoroughfare Plan.

Attachments:

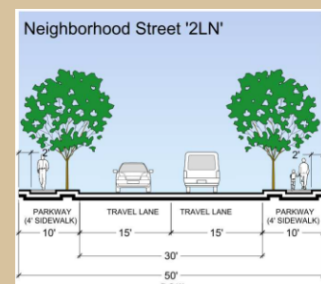
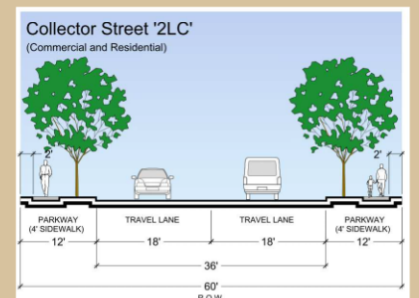
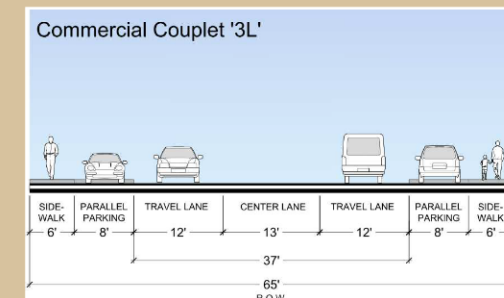
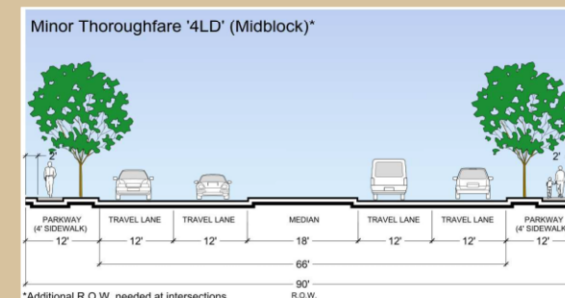
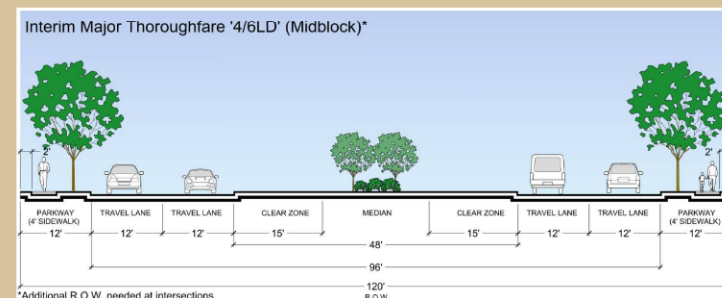
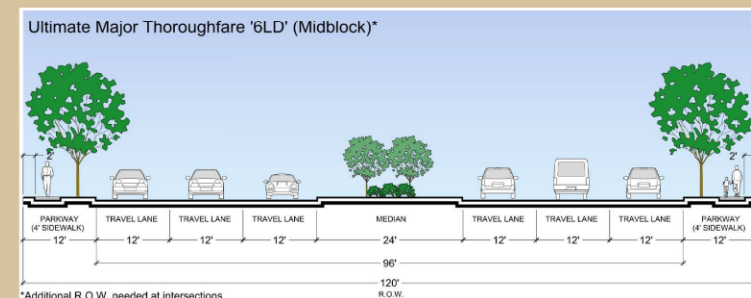
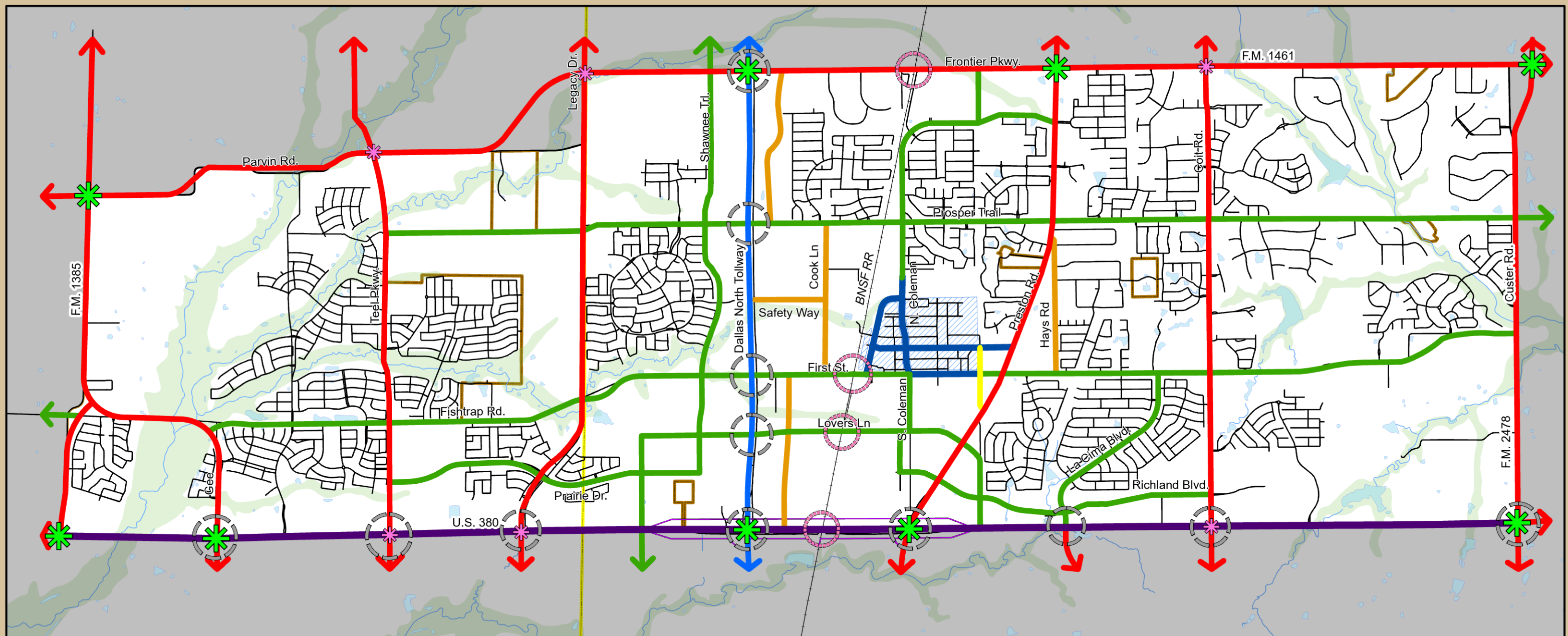
1. Existing Thoroughfare Plan
2. Proposed Thoroughfare Plan

Town Staff Recommendation:

Town staff recommends that the Planning & Zoning Commission approve the request to amend the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on November 8, 2022.



Thoroughfare Description

- Limited Access Roadway/Freeway (330' ROW)
- Dallas North Tollway
- Major Thoroughfare (6 lane; 120' ROW)
- Minor Thoroughfare (4 lane; 90' ROW)
- Commercial Couplet (3 lane; 65' ROW)
- Commercial Collector (2 lane; 60' ROW)
- Old Town District (Section Varies)
- Access Roads

- ★ Major Gateway
- ★ Minor Gateway
- Grade Separation
- RR Grade Separation

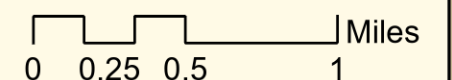
- Town of Prosper
- ETJ
- + 100 Year Floodplain

The Thoroughfare Plan is for informational purposes and has not been prepared for and is not intended for legal, real estate, engineering, or surveying purposes. It is provided as a conceptual guide for transportation decisions within the Town related to general roadway alignments and classifications. The Town of Prosper does not assume any responsibility or liability for omissions, inaccuracies, or misinterpretations of the Thoroughfare Plan.



Thoroughfare Plan

Plate 3
May 2021

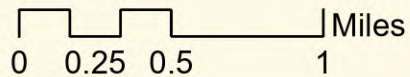


* Refer to Comprehensive Plan for Interim Development of Coit Road between Frontier Parkway and Prosper Trail.



Plate 3

October 2022



Thoroughfare Plan

