



## PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: David Soto, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 1, 2022

### Agenda Item:

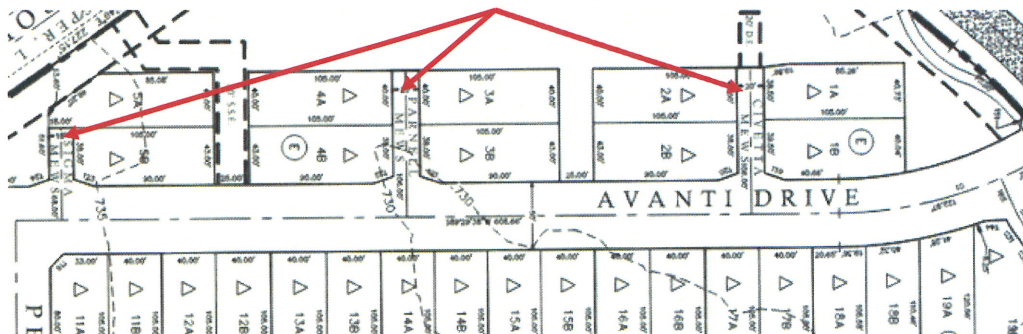
Consider and act upon a Preliminary Plat for Dominion at Brookhollow, for 154 townhome lots, and seven (7) HOA/open space lots, on 27.7± acres, located on the west side of Lakewood Drive, north of US 380. The property is zoned Planned Development-111 (PD-111). (D22-0003).

### Description of Agenda Item:

Planned Development-111 was approved in September 2021, which allowed for the reallocation and reduction of total townhome lots to 225 located on the subject property. The proposed Preliminary Plat shows 154 townhomes lots and seven (7) HOA/open space lots. The townhome units in this development consist of two (2) attached units per building. Access is provided from Richland Boulevard and Lakewood Drive.

As shown below, ten (10) of the proposed townhome lots do not front on a public street, and instead front on a common area, also known as a mews, which is owned and maintained by the Homeowner's Association. The Subdivision Ordinance requires all lots to front on a public street; however, the ordinance also provides for a waiver to this requirement, either administratively or by Town Council. It is not uncommon for townhome lots to front onto a mews. The existing townhome development located in Windsong Ranch also includes the same condition. Staff is supportive of this request, and is recommending Planning & Zoning Commission approval of the plat, subject to approval of a waiver by the appropriately deemed authority.

### HOA Common Area/Mews Frontage



**Attached Documents:**

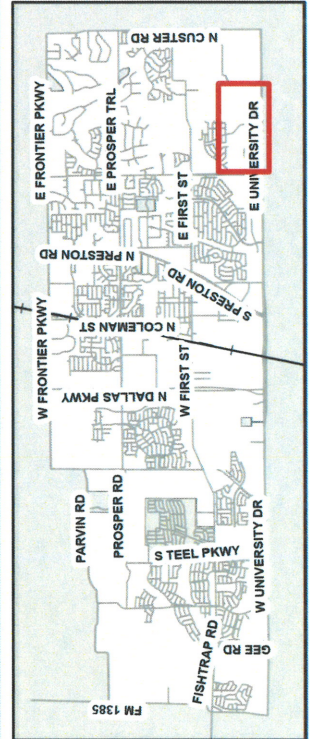
1. Location Map
2. Preliminary Plat

**Staff Recommendation:**

Staff recommends approval of the Preliminary Plat subject to:

1. Approval of a subdivision waiver to allow lots to front on a mews in lieu of a public street.
2. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including hike and bike trail easements on open space lots.
3. Staff approval of all preliminary water, sewer, and drainage plans.

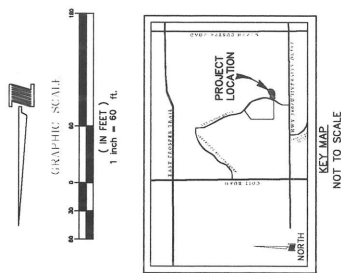
# D22-0003 - Dominion at Brookhollow



This map is for illustration purposes only.







65 PROSSER, L.P.  
3794 UNIT C STREET, HIGHWAY 67,  
GLEN ROSE, TX 76043.  
CONTACT: AARON RICHARDS  
PHONE: 254-897-7881

ENGINEER/APPLICANT  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
325 Village Creek Drive, Suite 200, P.O. Box 75983, 75731-0594  
STATE REGISTRATION NUMBER: F-389

CONTACT: ARON HUNSMCKER

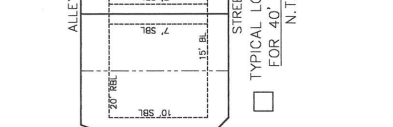
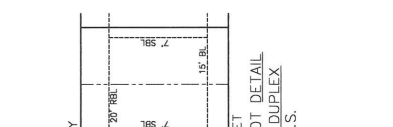
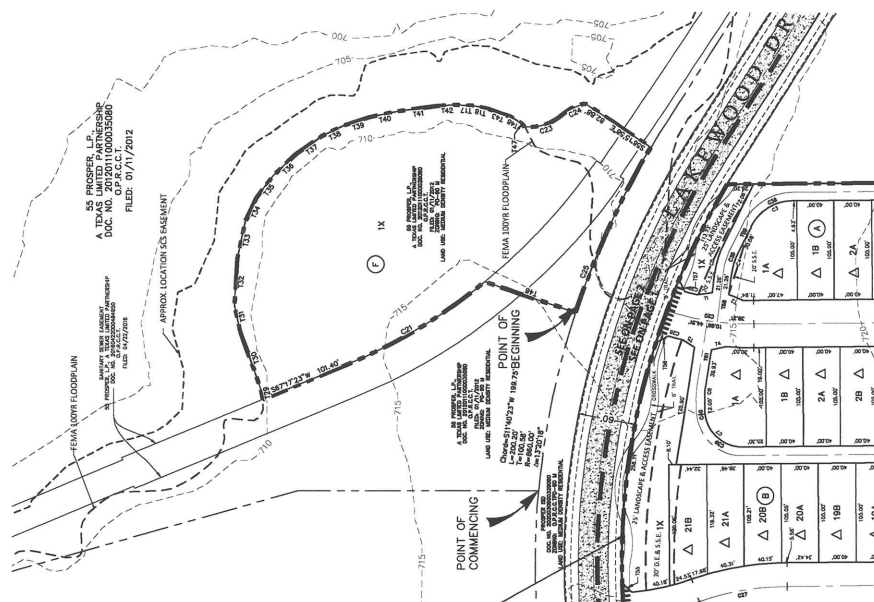
2 OF 3

OWNER  
55 PROSSER, L.P.  
3794 UNIT C STREET, HIGHWAY 67,  
GLEN ROSE, TX 76043.  
CONTACT: AARON RICHARDS  
PHONE: 254-897-7881

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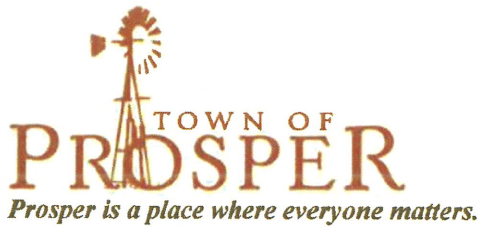
PRELIMINARY PLAT  
THE DOMINION AT BROOKHOLLOW  
154 TOTAL RESIDENTIAL LOTS  
7 HOA LOTS  
5,763 LOT/ACRE DENSITY  
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948  
AN ADDITION TO THE TOWN OF PROSSER,  
COLLIN COUNTY, TEXAS  
FEBRUARY 2022  
SCALE: 1" = 80'



LOT AREA TABLE

LOT BLOCK AREA (SF)	AREA (AC)		
12A	C	3989	0.09
12B	C	4000	0.10
12C	C	4000	0.10
12D	C	4000	0.10
12E	C	4000	0.10
12F	C	4000	0.10
12G	C	4000	0.10
12H	C	4000	0.10
12I	C	4000	0.10
12J	C	4000	0.10
12K	C	4000	0.10
12L	C	4000	0.10
12M	C	4000	0.10
12N	C	4000	0.10
12O	C	4000	0.10
12P	C	4000	0.10
12Q	C	4000	0.10
12R	C	4000	0.10
12S	C	4000	0.10
12T	C	4000	0.10
12U	C	4000	0.10
12V	C	4000	0.10
12W	C	4000	0.10
12X	C	4000	0.10
12Y	C	4000	0.10
12Z	C	4000	0.10
12AA	C	4000	0.10
12AB	C	4000	0.10
12AC	C	4000	0.10
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12BU	C	4000	0.10
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12LC	C	4000	0.10
12LD	C	4000	0.10
12LE	C	4000	





**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 1, 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, Doug Charles, Sekou Harris (arrived at 6:04 p.m.), Damon Jackson, and Chris Kern.

Staff present: Alex Glushko, Planning Manager; David Soto, Senior Planner; and Evelyn Mendez, Planning Technician.

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the February 15, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Plat for Dominion at Brookhollow, for 154 townhome lots, and seven (7) HOA/open space lots, on 27.7± acres, located on the west side of Lakewood Drive, north of US 380. The property is zoned Planned Development-111 (PD-111). (D22-0003).**
- 3c. Consider and act upon a Site Plan for a multitenant retail/medical office building (Preston Commons), on 1.6± acres, located on the northwest corner of Preston Road and Broadway Street. The property is zoned Retail (R). (D22-0007).**
- 3d. Consider and act upon a Final Plat for Preston Commons, Block A, Lot 1, on 1.6± acres, located on the northwest corner of Preston Road and Broadway Street. The property is zoned Retail (R). (D22-0008).**
- 3e. Consider and act upon a Site Plan for a Golf Bay at Prosper High School, on 103.0± acres, located on the southwest corner of Frontier Parkway and Victory Way. The property is zoned Planned Development-22 (PD-22). (D22-0012).**

Commissioner Kern requested Items 3c. and 3d. be pulled from the Consent Agenda.

Motion by Peterson, second by Charles, to approve Items 3a., 3b., and 3e., subject to staff recommendations. Motion approved 6-0.

*Soto:* Provided details regarding the Items 3c. and 3d.

Motion by Kern, second by Pettis, to approve the Consent Agenda Items 3c. and 3d., subject to staff recommendations. Motion approved 7-0.

## REGULAR AGENDA

4. **Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for a restaurant with drive-through service (Salad and Go), in the Shops at Prosper Trail development, on 1.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68) and Specific Use Permit-39 (S-39). (D22-0011).**

*Soto:* Summarized the request, presented exhibits, and recommended approval.

Motion by Peterson, second by Charles, to approve the Item 4, subject to staff recommendations.  
Motion approved 7-0.

5. **Consider and act upon a Preliminary Site Plan for an office development (CHC Prosper Trail), including Solid Living Screening, on 4.0± acres, located on the north side of Prosper Trail, west of Shawnee Trail. The property is zoned Office (O). (D21-0136).**

*Soto:* Summarized the request, presented exhibits, and recommended approval.

*Matt Moore (Applicant):* Provided information regarding the proposed development and solid living screening.

Motion by Peterson, second by Kern, to approve the Item 5, subject to staff recommendations.  
Motion approved 7-0.

6. **Consider and act upon a Site Plan for a restaurant (Prosper Wine House), on 0.2± acres, located on the south side of Broadway Street, west of Main Street. The property is zoned Downtown Retail (DTR). (D22-0009).**

*Glushko:* Summarized the request, presented exhibits, and recommended approval.

*Michael Lopez (Applicant):* Provided information regarding the proposed development and building design.

Motion by Pettis, second by Jackson, to approve the Item 6, subject to staff recommendations.  
Motion approved 7-0.

7. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service, in Victory at Frontier, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (S22-0001).**

*Soto:* Summarized the request, presented exhibits, and recommended approval.

*Bobby Mendoza (Applicant):* Provided information regarding the proposed request.

Commissioners expressed concern regarding traffic flow and the segmented development of the project overall.

Chair Daniel opened the Public Hearing.



There being no speakers, the Public Hearing was closed.

Motion by Kern, second by Charles, to deny Item 7. Motion failed 3-4. Commissioners Harris, Peterson, Pettis, and Jackson voted in opposition.

Motion by Harris, second by Peterson to approve Item 7. Motion failed 2-4. Commissioners Charles, Kern, Pettis, and Daniel voted in opposition.

Motion by Pettis, second by Daniel, to table Item 7 and continue the Public Hearing to the April 5, 2022 Planning & Zoning Commission meeting, requesting the proposed building be relocated within the development. Motion approved 5-2. Commissioners Peterson and Harris voted in opposition.

8. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards. (Z22-0001).**

*Glushko*: Summarized the request, presented exhibits, and recommended approval.

*Ronald Smith (Mays and Associates)*: Provided information regarding the proposed request.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Pettis, second by Jackson, to approve Item 8, subject to staff recommendations. Motion approved 7-0.

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

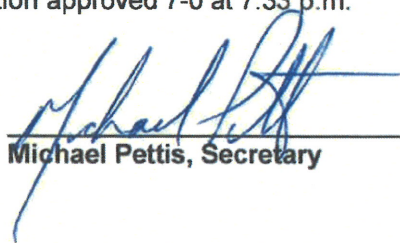
*Glushko*: Provided a summary of recent action taken by Town Council.

10. **Adjourn.**

Motion by Pettis, second by Harris, to adjourn. Motion approved 7-0 at 7:33 p.m.



\_\_\_\_\_  
Evelyn Mendez, Planning Technician



\_\_\_\_\_  
Michael Pettis, Secretary