



Prosper is a place where everyone matters.

Agenda

**Joint Work Session of the
Town Council
Planning & Zoning Commission
Parks & Recreation Board
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, September 1, 2020
6:00 PM**

Notice Regarding Public Participation

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 public health emergency.

Individuals may attend the Prosper Town Council meeting in person, or access the meeting via videoconference, or telephone conference call.

Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/86820751910>

Enter Meeting ID : 868 2075 1910

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 +1 346 248 7799

Enter Meeting ID: 868 2075 1910

To request to speak, enter *9, and *6 to mute/unmute yourself. The meeting moderator will acknowledge your request and allow you to speak.

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

Call to Order/ Roll Call of the Town Council, Planning & Zoning Commission, and Parks & Recreation Board.

Discussion Item.

1. Receive a presentation and discuss a proposed Private County Club and Single Family Development, located on the north side of First Street, between Coit Road and Granite Shoal Drive. **(AG/DR)**

Adjourn.

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, August 28, 2020, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, 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 Council meetings are 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.



PARKS AND RECREATION PLANNING

To: Mayor and Town Council
Parks & Recreation Board
Planning & Zoning Commission

From: Paul Naughton, RLA, Senior Park Planner
Alex Glushko, AICP, Planning Manager

Through: Harlan Jefferson, Town Manager
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services
Robyn Battle, Executive Director of Community Services
Dudley Raymond, Director of Parks & Recreation
John Webb, AICP, Director of Development Services

Re: Joint Work Session Meeting – September 1, 2020

Agenda Item:

Receive a presentation and discuss a proposed Private County Club and Single Family Development, located on the north side of First Street, between Coit Road and Granite Shoal Drive.

Description of Agenda Item:

Town staff has conducted multiple pre-application meetings with the developer, James Land and Development, to discuss a proposed residential development, including a private Country Club (without a golf course). The project will be located on the north side of First Street, between Coit Road and Granite Shoal Drive; a location map has been included in the attached packet material. In addition to meetings with Town staff, the developer has met with the Whitley Place HOA.

In recognition of significant considerations required by the Parks & Recreation Board and the Planning & Zoning Commission, staff determined a Joint Work Session is warranted. The developer will be providing a presentation detailing the proposed development plans. Below are some notable considerations regarding the request:

Parks & Recreation Board Considerations

- The current Parks Master Plan recognizes a portion of the subject property, located along the eastern side of Town Lake, as a public park. The proposed request would result 1) in a private recreational area associated with the country club, as opposed to a Town park, and 2) a realignment of the proposed hike and bike trail network in the area, as shown below.

Parks Master Plan

Proposed Plan



Planning & Zoning Commission Considerations

- The subject property is currently zoned Planned Development-90 (PD-90), which allows a maximum of 348 lots, including:
 - A minimum of 70 lots shall be a minimum of 15,000 square feet in area and a minimum of 90 feet in width; and
 - The remaining 278 lots shall have a minimum lot area of 10,000 square feet with a minimum of 75 feet in width.
- The proposed request includes approximately 319 lots, as follows:

Minimum Lot Size	Minimum Lot Width	Approximate # of Lots	% of Total Lots
4,000 sq. ft. (alley-served)	40 feet	70	22%
6,000 sq. ft.	50 feet	67	21%
8,100 sq. ft.	60 feet	87	27%
10,360 sq. ft.	74 feet	50	16%
12,040 sq. ft.	86 feet	36	11%
14,250 sq. ft.	95 feet	9	3%

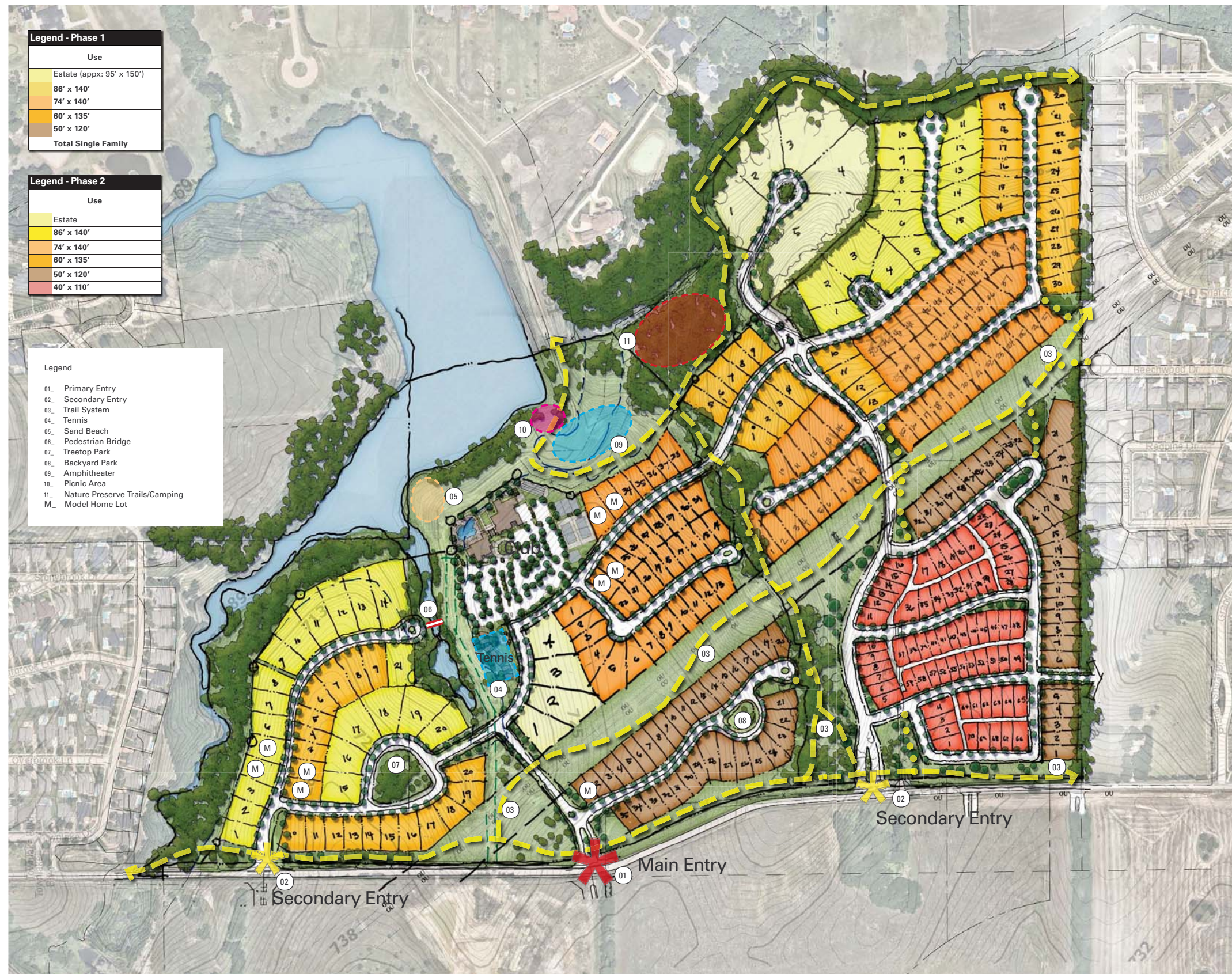
Prior to submitting a formal application for rezoning, staff and the applicant desire to receive feedback.

Attached Documents:

1. Aerial and Zoning Map
2. Draft Concept Plan
3. Applicant Presentation

Staff Recommendation:

Town staff recommends the Town Council, Parks & Recreation Board, and the Planning & Zoning Commission provide feedback regarding the proposed development.



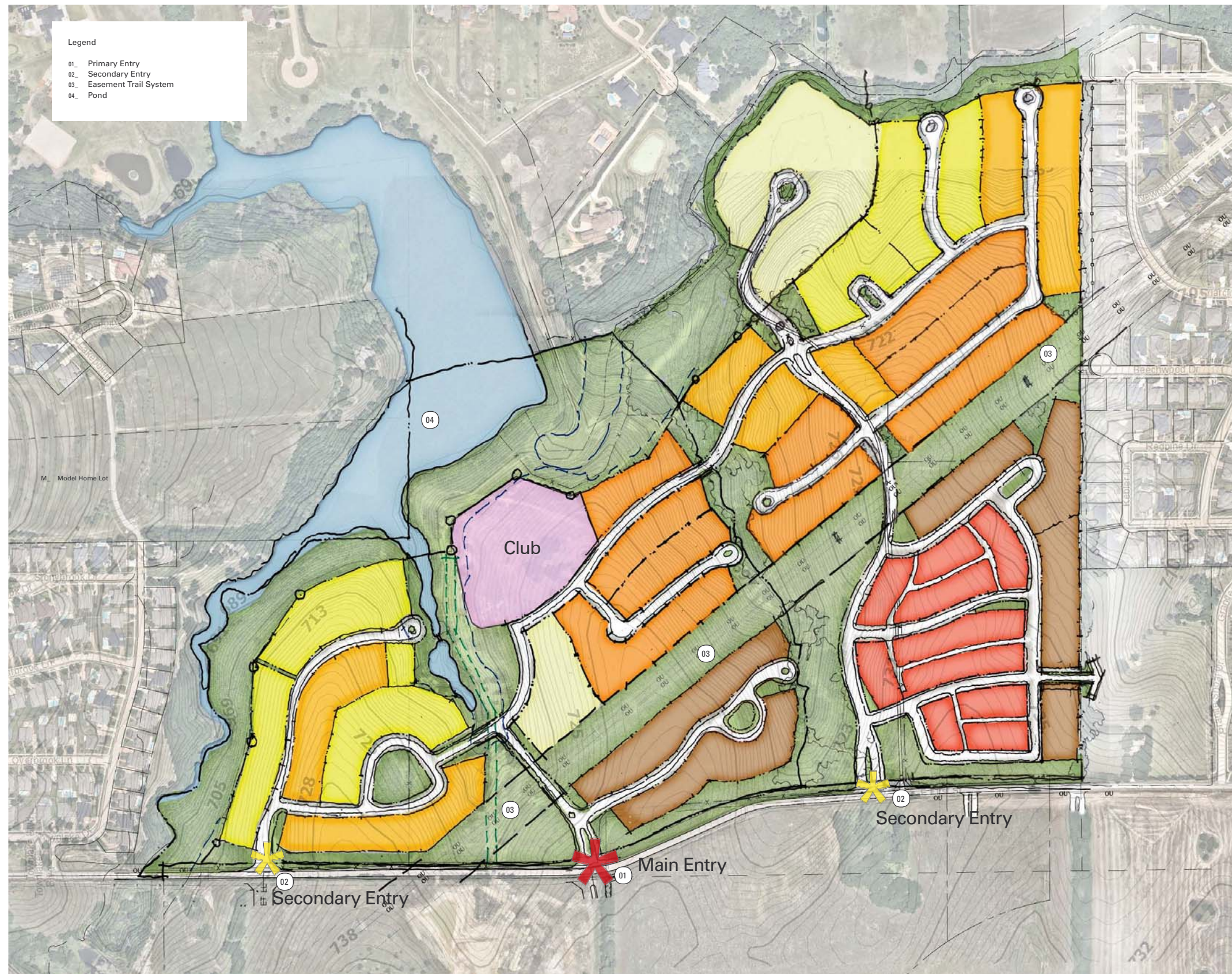
Legend - Phase 1	
Use	
[Light Yellow]	Estate (appx: 95' x 150')
[Yellow]	86' x 140'
[Orange]	74' x 140'
[Dark Orange]	60' x 135'
[Brown]	50' x 120'
[Dark Brown]	Total Single Family

Legend - Phase 2	
Use	
[Light Yellow]	Estate
[Yellow]	86' x 140'
[Orange]	74' x 140'
[Dark Orange]	60' x 135'
[Brown]	50' x 120'
[Red]	40' x 110'

- Legend
- 01. Primary Entry
 - 02. Secondary Entry
 - 03. Trail System
 - 04. Tennis
 - 05. Sand Beach
 - 06. Pedestrian Bridge
 - 07. Treetop Park
 - 08. Backyard Park
 - 09. Amphitheater
 - 10. Picnic Area
 - 11. Nature Preserve Trails/Camping
 - M. Model Home Lot



The information shown is based on the best information available and is subject to change without notice.





Conceptual Trails and Open Space Plan



The information shown is based on the best information available and is subject to change without notice.

08.27.2020

Legend

- 01_ Pool
- 02_ Lawn
- 03_ Playground
- 04_ Fitness
- 05_ Dining
- 06_ Bocce
- 07_ Pickle Ball Courts
- 08_ Tennis Courts
- 09_ Sport Court
- 10_ Villas
- 11_ Service Yard



Clubhouse Concept

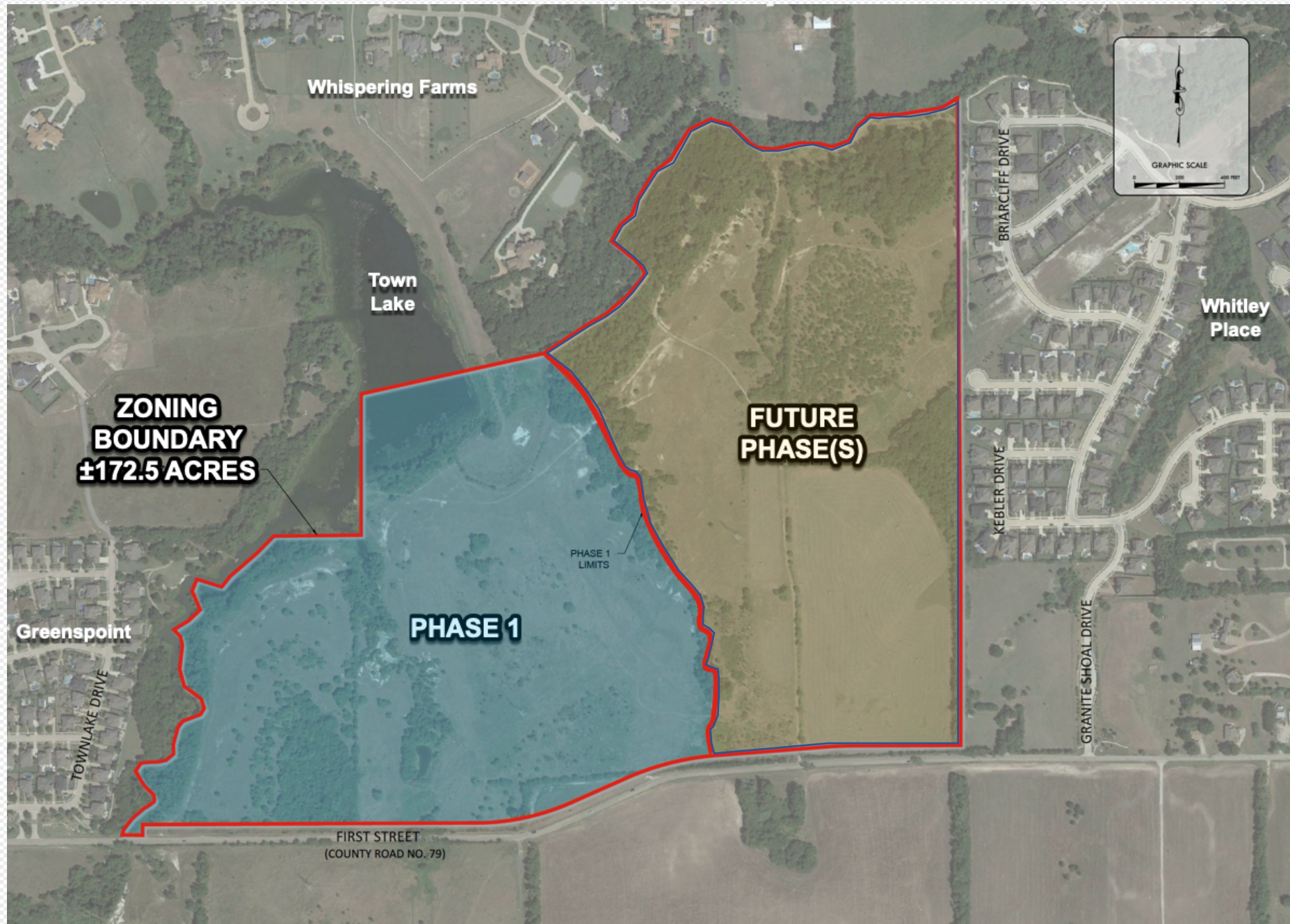


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08.27.2020

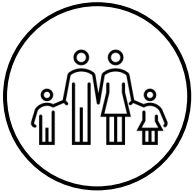
LAKESIDE

A PROSPER COMMUNITY AND PRIVATE SOCIAL CLUB



- **Developer**
James Land & Development
- **Land Planning and Design**
Mark Meyer and Robert Acuña-Pilgrim (TBG Partners)
- **Club Planner/Architect**
Mike Marsh (MAI Architects)
- **Club Consultant**
Tony Dawson (Carefree Hospitality)
- **Engineering/Surveying**
Shea Kirkman (Kirkman Engineering)
- **Single Family Consultant**
Ted Wilson (Residential Strategies, Inc)

“Private Social Club focused on...”



FAMILY



FITNESS



FOOD & BEVERAGE



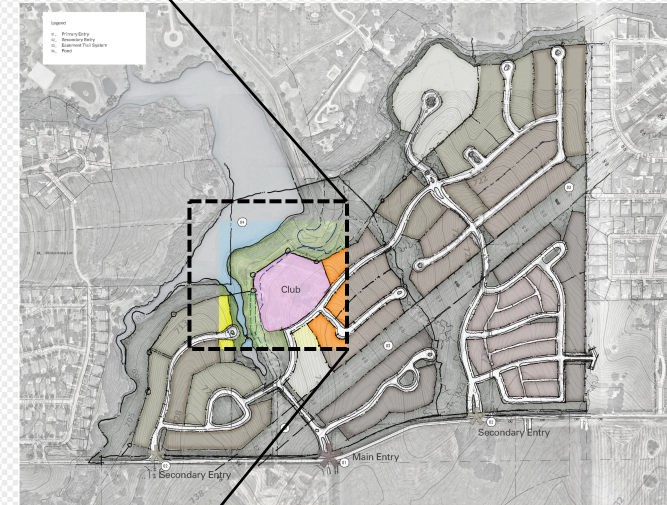
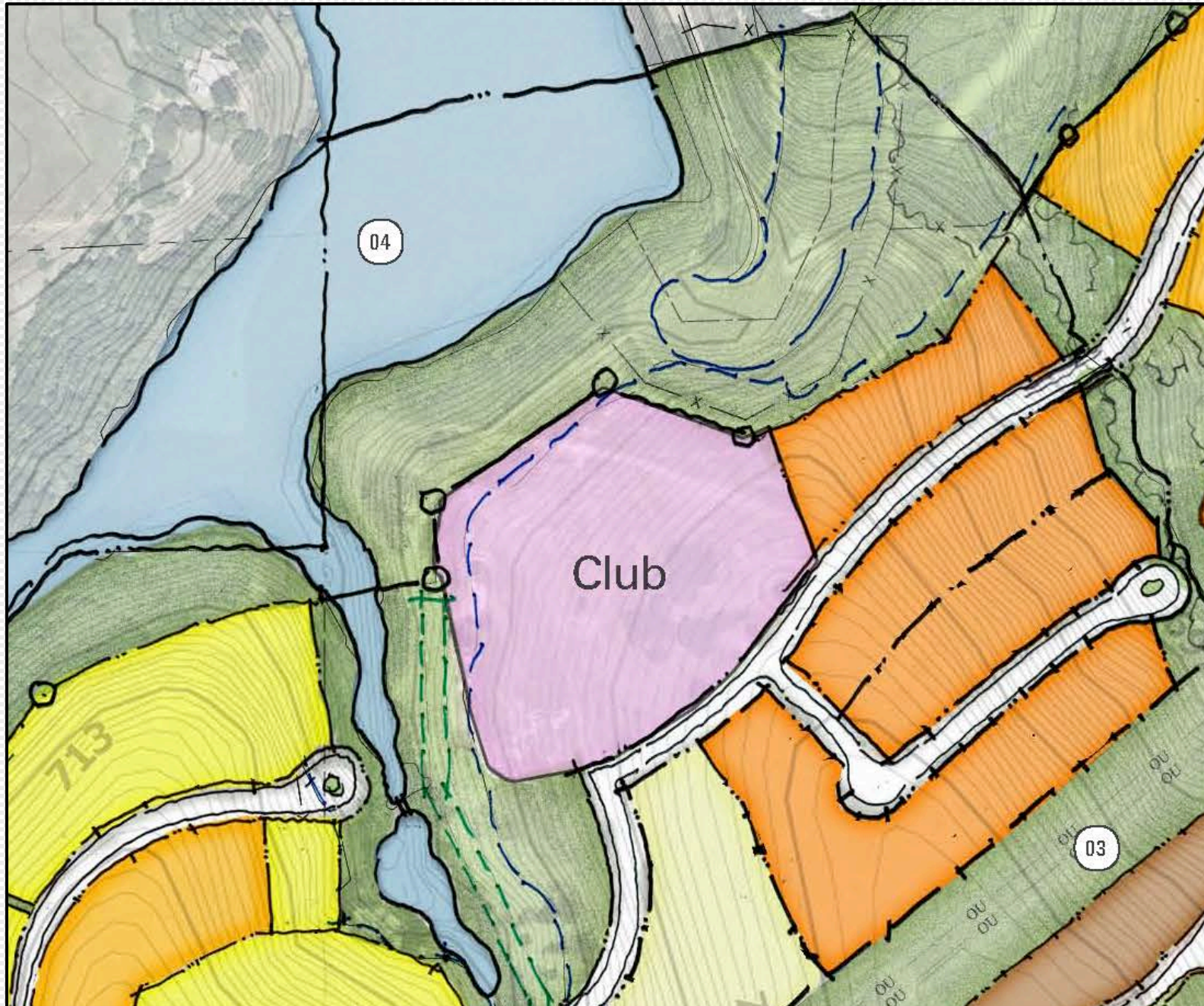
FUN & ENTERTAINMENT

AMENITIES

- Fitness Center
- Resort Style Pool
- Multiple Dining Options
- Child Care
- Tennis/Pickleball/Basketball Courts
- Golf Simulators
- Fishing
- Small to Medium Event Space

PROGRAMMING

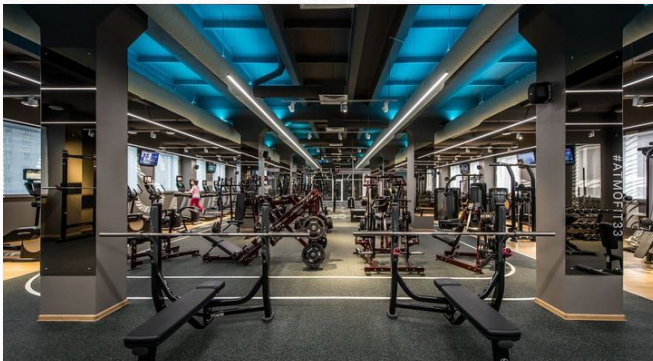
- Active Lifestyle
- Adult and Youth Fitness Training
- Golf, Tennis and Swimming Lessons
- Summer Kids Camps
 - Sports and Outdoors
 - Fishing Camp
- Movies on the Lawn





- 01_ Pool
- 02_ Lawn
- 03_ Playground
- 04_ Fitness
- 05_ Dining
- 06_ Bocce
- 07_ Pickle Ball Courts
- 08_ Tennis Courts
- 09_ Sport Courts
- 10_ Villas
- 11_ Service Yard







Legend - Phase 1

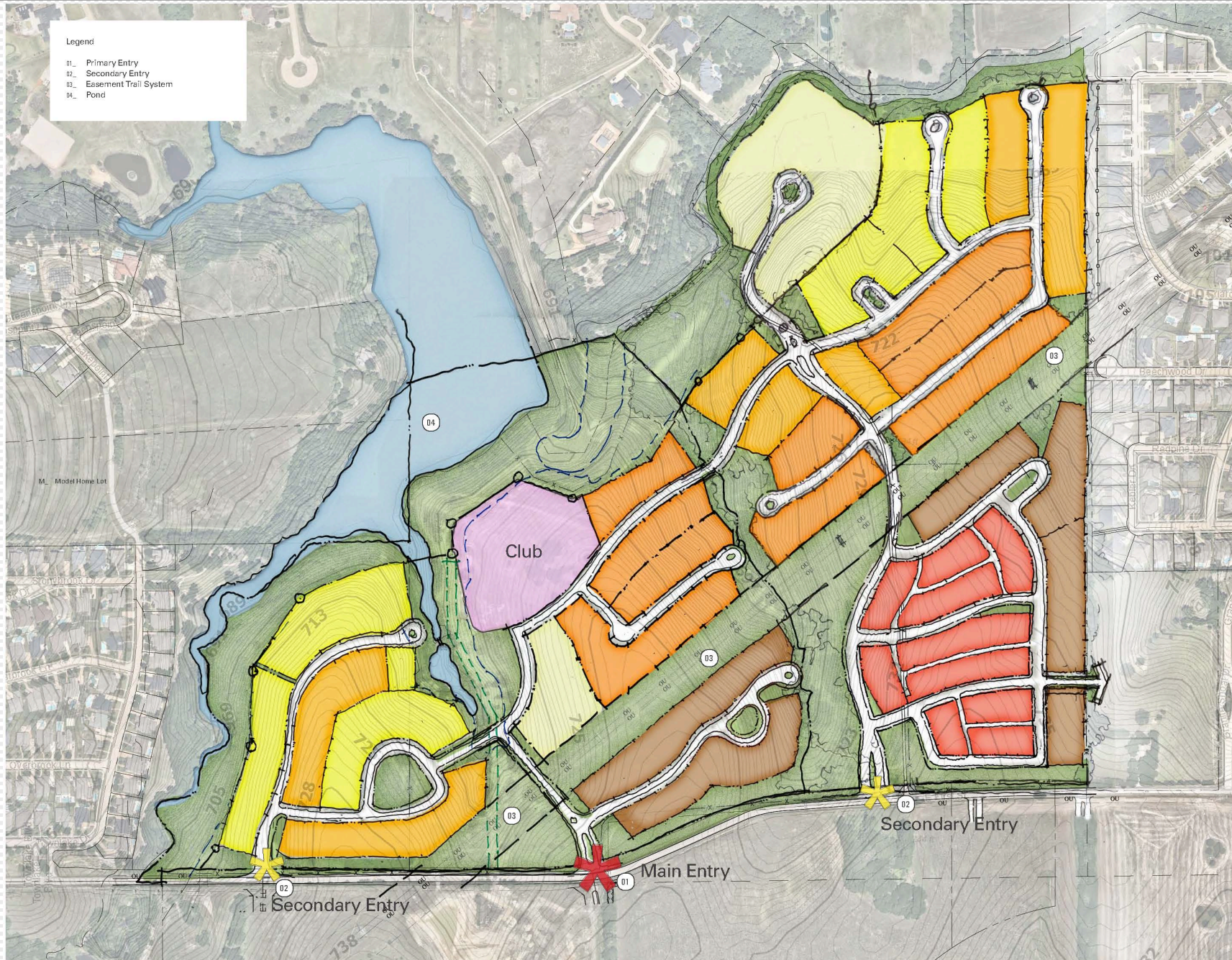
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QUESTIONS?
