



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, MARCH 08, 2016

MINUTES

Commissioner	Robert Cox	Absent
Commissioner	Rick Williamson	Present
Vice Chairperson	Bobby Roberti	Present
Commissioner	Bryan Morgan	Present
Commissioner	Ed Kelly	Present
Secretary	Will Russell	Present
Chairperson	Bill Woodard	Present

CALL TO ORDER

1. Roll Call
Representing staff were: John Lettelleir, Director of Development Services; Amy Mathews, Planning Mgr.; Anthony Satarino, Sr. Planner; Alaina Helton, Planner; Lori Cross, Sr. Administrative Assistant; Cyndie Farabaugh, Administrative Assistant; Toyin Fawehinmi, Sr. Civil Engineer; Robert Caskey, Traffic EIT/Civil Engineer; John Gillette, Fire Marshal.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting and Work Session meeting on February 23, 2016.

Commissioner Williamson made motion to approve the minutes for the Planning

& Zoning Commission meeting on February 23, 2016. Commissioner Kelly second the motion. Motion Carries. Minutes approved
Vote: 5 – 0 (Commissioner Cox absent)

CONSENT AGENDA - Consider and Act

Commissioner Kelly made motion to approve Consent agenda items 3-11. Commissioner Williamson second the motion. Motion Carries. Items 3 - 11 approved.
Vote: 5 – 0 (Commissioner Cox absent)

3. Final Plat: Teel Crossing Shopping Center 1, Block A, Lot 3R (FP16-0004)
Owner(s): Gebhart Real Estate Holding
A licensed child-care center on one lot on 2.8± acres. Zoned Retail with Specific Use Permit (S-241) for a licensed Child Care Center. Neighborhood #45. AS
4. Final Plat: Custer Bridges, Block A, Lot 1R (FP16-0007)
Owner(s): Standridge Companies
A medical office building on one lot on 1.7± acres on the northwest corner of Custer Road and State Highway 121. Zoned Commercial-1. Neighborhood #27. AH
5. Final Plat: Lakeside at Frisco Bridges, Block A, Lot 4R2 (FP16-0008)
Owner(s): Supreme Bright Frisco, LLC
A hotel on one lot on 2.5± acres on the northwest corner of Parkwood Boulevard and Gaylord Parkway. Zoned Planned Development-235-Office-2. Neighborhood #35. AH
6. Final Plat: Frisco Square Residential, Block 1, Lot 4 (FP16-0009)
Owner(s): Grace Church Frisco
A church on one lot on 1.2± acres on the southeast corner of Grace Street and Page Street. Zoned Planned Development-153-Mixed Use. Neighborhood #21. AH
7. Preliminary Plat: Hollyhock, Phases 3-7 (PP15-0028)
Owner(s): NASH Eland, LLC
139 Patio Home lots, 141 Single Family-7 lots, 168 Single Family-8.5 lots, 24 Homeowners' Association lots, and one City lot on 154.2± acres on the south side of Rockhill Parkway, east and west of Teel Parkway. Zoned Planned Development-233-Single Family-8.5/Single Family-7/Patio Home. Neighborhood #51 & 52. SP
8. Preliminary Site Plan & Revised Conveyance Plat: Legacy Crossing, Block A, Lots 4 & 4R (PSP16-0001 & CP16-0003)
Owner(s): Perfect Commercial Ventures
Six office buildings and two retail buildings on two lots, on 6.6± acres, on the

west side of Legacy Drive, 925± feet north of Main Street. Zoned Retail and Agricultural. Neighborhood #45. AH

9. Site Plan: Forum at Wade Park, Block A, Lot 2 (SP14-0089)
Owner(s): Lebanon 390WR
Two mixed-use retail/office buildings, two office buildings, a hotel, and a four retail buildings one theater and two parking structures on one lot on 16.2± acres on the east side of Dallas Parkway 700± feet south of Lebanon Road. Zoned Planned Development-69-Commercial-1. Neighborhood #30. AS
10. Revised Site Plan: Datta Yoga Center Addition, Block A, Lot 1 (SP16-0006)
Owner(s): Datta Yoga Center
A church on one lot on 9.6± acres on the east side of Independence Parkway, 1,300± north of Eldorado Parkway. Zoned Single Family-8.5 with a Specific Use Permit (S-174) for a Church. Neighborhood #6. AH
11. Revised Site Plan: Lone Star High School, Block A, Lot 1 (SP16-0009)
Owner(s): Frisco Independent School District
An addition to a public high school on 50.7± acres on the northeast corner of Teel Parkway and Panther Creek Parkway. Zoned Retail and Single Family-7. Neighborhood #52. SP

PUBLIC HEARINGS - Consider and Act

12. Public Hearing-Specific Use Permit: Platinum Business Park, Block A, Lot 3 (SUP15-0020)
Owner(s): HT Stonebrook Land, LP
A request for a Specific Use Permit for a Church on one lot on 11.3± acres on the west side of Legacy Drive and 685± feet north of Stonebrook Parkway. Zoned Planned Development-167/Single Family-10, Single Family-8.5, Single Family-7/ Patio Home. Neighborhood 41. SS

Amy Mathews reviewed staff comments and asked for item #13 to be read in with item #12 as it is related and recommended approval with conditions outlined in the staff report on item #12. Commissioner Roberti made motion to open the public hearing on Item #12. Commissioner Williamson second the motion. Motion carries.

Vote: 5 – 0 (Commissioner Cox absent)

Speaking For: Mark Harris, Kimley-Horn & Assoc.

Speaking Against: None

Commissioner Williamson made motion to close the public hearing on item #12. Commissioner Morgan second the motion. Motion Carries.

Vote: 5 – 0 (Commissioner Cox absent)

After a brief discussion Commissioner Roberti made motion to approve item #12. Commissioner Morgan second the motion. Motion Carries.
Vote: 5 – 0 (Commissioner Cox absent)

13. Preliminary Site Plan: Platinum Business Park, Block A, Lot 3 (PSP15-0064)
Owner(s): HT Stonebrook Land, LP
A church on two lots on 16.5± acres on the west side of Legacy Drive, 685± feet north of Stonebrook Parkway. Zoned Planned Development-40-Office-2/Commerical-1/Commercial-2/Retail/Industrial, and Planned Development-167-Patio Home-Single Family-7/Single Family-8.5/Single Family-10. Requested zoning is a Specific Use Permit for a Church. Neighborhood #41. SS

After a brief discussion, Commissioner Roberti made motion to approve item #13. Commissioner Morgan second the motion. Motion Carries.
Vote: 5 – 0 (Commissioner Cox absent)

14. Public Hearing - Comprehensive Plan Amendment: Amendment to Future Land Use Plan (FLUP) (CA16-0001)
Owner(s): Multiple Owners
A request to amend the Comprehensive Plan regarding the Future Land Use Plan (FLUP) designation from Mixed-Use Neighborhood to Industrial Park on tracts of land consisting of 201.6± acres on the northwest corner of Preston Road and Rockhill Parkway. Zoned Industrial, Highway, Commercial-1, Retail, and Agricultural. Neighborhood #3. AH

Alaina Helton reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #14. Commissioner Morgan moved to open the public hearing on Item #14. Commissioner Russell second the motion. Motion carries.
Vote: 5 – 0 (Commissioner Cox absent)

Speaking For: None
Speaking Against: None

Commissioner Roberti made motion to close the public hearing. Commissioner Kelly second the motion. Motion Carries.
Vote: 5 – 0 (Commissioner Cox absent)

After a brief discussion, Commissioner Kelly made motion to approve item #14. Commissioner Russell second the motion. Motion Carries.
Vote: 5 – 0 (Commissioner Cox absent)

15. Public Hearing - Zoning: Z15-0031
Owner(s): Frisco Economic Development Corporation
A request to rezone 23.14± acres on the north side of Rockhill Parkway, 850± feet west of Preston Road from Agricultural to Industrial. Neighborhood #3. AH

Alaina Helton reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #15. Commissioner Morgan moved to open the public hearing on Item #15. Commissioner Russell second the motion. Motion carries.

Vote: 5 – 0 (Commissioner Cox absent)

Speaking For: Frank Abbott, Kimley-Horn & Assoc.

Speaking Against: None

Commissioner Morgan made motion to close the public hearing. Commissioner Williamson second the motion. Motion Carries.

Vote: 5 – 0 (Commissioner Cox absent)

After a brief discussion, Commissioner Russell made motion to approve item #15. Commissioner Morgan second the motion. Motion Carries.

Vote: 5 – 0 (Commissioner Cox absent)

AFTER PUBLIC HEARING

16. Substantially Conforming Site Plan Appeal: Kroger Signature Main Street Village, Block 1, Lot 1 (SCSP16-0007)

Owner(s): Kroger Texas, LP

An appeal of Development Services' denial of the applicant's request to remove a portion of the existing sidewalk on the front elevation of a retail building to add four parking spaces on one lot on 7.7± acres on the southeast corner of Teel Parkway and Main Street. Zoned Commercial-1. Neighborhood #41. AH

Alaina Helton reviewed staff comments and recommended to deny the applicant's request for the variance. Commissioner Roberti made motion to support staff's recommendation to deny the request for item #16. Commissioner Morgan second the motion. Motion Carries.

Vote: 5 – 0 (Commissioner Cox absent)

GENERAL INFORMATION

17. Update the Results of March 1, 2016 City Council Meeting.
Amy Matthews updated the Commission on the March 1, 2016 City Council meeting.

18. Schedule of Future Discussion Items

The Commission requested, based on the current zoning, what are the numbers at build out for multi-family. Staff is to provide a general idea of urban living verses garden style with colored maps for the April 26th meeting.

John Lettelleir asked Commissioner Kelly and Commissioner Morgan to consider serving on the neighborhood design strategy committee.

ADJOURN

There being no further business, Commissioner Roberti moved to adjourn the meeting at 7:01 pm. Commissioner Morgan seconded the motion. Motion Carries.
Vote: 5 – 0 (Commissioner Cox absent)

Please note these are preliminary meeting minutes and are not official until approved at the next scheduled meeting. Approved minutes are available at www.friscotexas.gov/docs.