



**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, APRIL 13, 2010

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you follow the guidelines listed below:

CONSENT AGENDA PROCEDURES

These items consist of non-controversial or "housekeeping" items required by law. Any Commission member making such request prior to a motion and vote on the Consent items may consider items individually. Any member of the audience wishing to make comments on Consent Agenda items may do so with a majority approval of the Commission.

PUBLIC HEARING PROCEDURES

1. Fill out a speaker card prior to the start of the item you wish to address. This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. Please give the card to the secretary before the item is heard. Having the cards beforehand helps to speed up the process. However, should you decide during the meeting to speak, please fill out a speaker card after you speak and give the card to the Administrative Assistant.
2. Limit your comments to new issues dealing directly with the case or item. Please try not to repeat the comments of other speakers.
3. Limit your speaking time so that others may also have a turn. If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's guidelines on speaker times are as follows:

All speakers other than City of Frisco staff are limited to five (5) minutes per item except by prior consent of the Planning & Zoning Commission.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning & zoning issue, please contact Development Services at (972) 292.5300.

AGENDA

CALL TO ORDER

1. Roll Call

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on March 23, 2010.

CONSENT AGENDA - Consider and Act

3. **Conveyance Plat:** Eldorado Commons, Block A, Lots 1-4 (CP10-0005)
Owner(s): Greenway-Eldorado, LP.
Four lots on 6.2± acres on the east side of Legacy Drive, 660± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail with a Specific Use Permit (S-194) for a Child Day Care Center. Neighborhood #46. RC
4. **Site Plan:** Eldorado Commons, Block A, Lot 4 (SPFP10-0007)
Owner(s): Greenway-Eldorado, LP.
A Child Day Care Center on one lot on 2.3± acres on the east side of Legacy Drive, 1,260± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail with a Specific Use Permit (S-194) for a Child Day Care Center. Neighborhood #46. RC
5. **Revised Conveyance Plat:** QT 937 Addition, Block A, Lots 1 & 2 (CP10-0006)
Owner(s): Eland Energy and Liberty Life Service Corporation
Two lots on 11.4± acres on the southwest corner of Main Street and Legacy Drive. Zoned Industrial. Neighborhood #41. JE
6. **Preliminary Plat:** Cobb Farm, Phase 2 (PP09-0007)
Owner(s): Beazer Homes Texas, L.P.
78 Single Family-3 lots and two common area lots on 32.5± acres on the east side of Legacy Drive, 2,500± feet south of Panther Creek Parkway. Zoned Planned Development-166-Single Family-3. Neighborhood #47. SM

PUBLIC HEARINGS - Consider and Act

7. **Site Plan and Replat:** Custer Star Addition, Block A, Lots 1 and 3 (SPFP10-0004 and RP10-0005)
Owner(s): Eldorado Crossing, LLC and LCG Investment Co., LP
A retail store on two lots on 8.9± acres on the north side of Eldorado Parkway, 500± feet west of Custer Road. Zoned Retail with a Specific Use Permit (S-169) for a Big Box. Neighborhood #6. JE
8. **Public Hearing - Specific Use Permit:** Home Depot Addition, Block 1, Lot 1 (SUP09-0010)
Owner(s): HD Development Properties, LP.
A request for a Specific Use Permit for a Commercial Cellular Tower within a 1,100 square foot lease area on one lot on 13.0± acres on the south side of Eldorado Parkway, 465± feet west of Frisco Street. Zoned Planned Development-156-Retail. Neighborhood #46. RC

GENERAL INFORMATION

9. Update on the results of the March 25, 2010 and April 6, 2010 City Council meetings. JE
10. Scheduling of future Discussion Items.

ADJOURN

CERTIFICATION

Mike Walker, AICP, Senior Planner, certifies that this Notice of Meeting was posted on the outside bulletin board at the City of Frisco, Texas, George A. Purefoy Municipal Center at 6101 Frisco Square Boulevard, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

By April 9, 2010 at 6:30 PM and remained so posted at least 72 hours before meeting was convened.

If during the course of the meeting covered by this notice, the Planning & Zoning Commission should determine that a closed or executive meeting or session of the Planning & Zoning Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Planning & Zoning Commission at the date, hour and place given in this notice as the Planning & Zoning Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The Frisco City Hall is wheelchair accessible. Access to the building and special parking are available at the primary north entrance facing Frisco Square Blvd. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 292-5025 or by FAX (972) 292-5028. BRAILLE IS NOT AVAILABLE.

AGENDA ITEM # 2.



**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 23, 2010

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Absent
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulse	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 pm.

Representing staff were: Scott Ingalls, Development Coordinator; Judy Egue, Planner; Ross Culbertson, Planner; Carey Frazier, Senior Administrative Assistant; Alyssa Sanders, Engineer in Training; Tom Hartmann, Traffic Engineer In Training; John Gillette, Fire Marshall; and Paul Siebert, Deputy Chief.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on March 9, 2010.

Commissioner Hulsey moved to approve the minutes. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0. Minutes approved.

CONSENT AGENDA

Commissioner Richardson moved to pull Items 5 and 6 from the Consent Agenda.

Commissioner Trykoski moved to approve Items 3, & 4. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0. Items approved.

Commissioner Richardson moved to deny Item 5. Commissioner Russell seconded the motion. Motion Carries. Vote: 5-0. Item denied.

Commissioner Richardson moved to approved Item 6. Commissioner Hamilton seconded the motion. Vote: 5-0. Item approved.

3. **Revised Conveyance Plat:** SWC Custer/Rolator, Block A, Lots 1 & 2 (CP10-0003)
Owner(s): RaceTrac Petroleum Inc.
Two lots on 15.9± acres on the southwest corner of Rolator Road and Custer Road. Zoned Retail. Neighborhood #27. SM
4. **Revised Site Plan:** Centennial High School, Block A, Lot 1 (SP10-0004)
Owner(s): Frisco Independent School District
A high school campus and four temporary portable buildings on one lot on 54.8± acres on the southwest corner of Rolator Road and Coit Road. Zoned Agricultural. Neighborhood #25. RC
5. **Conveyance Plat:** Racetrac Teel Addition, Block A, Lots 1 and 2 (SPCP09-0003)
Owner(s): Field Street Development I, Ltd.
Two lots on 4.2± acres on the southeast corner of Eldorado Parkway and Teel Parkway. Zoned Commercial-1. Neighborhood #45. JE
6. **Site Plan:** QT 937 Addition, Block A, Lot 1 (SPFP10-0005)
Owner(s): Eland Energy
A convenience store with gas pumps on one lot on 1.5± acres on the southwest corner on Main Street and Legacy Drive. Zoned Industrial. Neighborhood #41. JE

PUBLIC HEARINGS

7. **Public Hearing - Replat:** Newman Village, Phase 1, Block F, Lots 30R – 43R (RP10-0003)
Owner(s): Darling Frisco Partners, Ltd.
 14 Single-family lots on 3.0± acres on the north side of Hickory Grove Lane, 450± feet west of Hawktree Road. Zoned Planned Development-211-Single Family-3/Single Family-4/Single Family-5/Patio Home. Neighborhood #48. JE
 Judy Eguez reviewed staff comments with the Commission and recommended approval.
 Commissioner Trykoski moved to open the public hearing. Commissioner Richardson seconded the motion. Motion carries. Vote: 5-0.
 Trey Braswell with Kimley-Horn spoke in favor of the Item representing Darling Frisco Partners, LP.
 Commissioner Hulsey moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0.
 Commissioner Russell moved to approve. Commissioner Richardson seconded the motion. Motion carries. Vote: 5-0. Item approved.
8. **Public Hearing-Replat:** Saint Francis of Assisi, Block A, Lot 1R (RP10-0004)
Owner(s): Roman Catholic Diocese of Dallas
 A church on one lot on 24.3± acres on the northwest corner of Eldorado Parkway and Rogers Road. Zoned Planned Development-71-Single Family-4 with a Specific Use Permit (S-96) for a Church and Parochial School and a Specific Use Permit (S-102) for a Day Care. Neighborhood #10. JE
 Commissioner Hulsey stepped down from the dais due to a conflict of interest at 6:40 pm.
 Judy Eguez reviewed staff comments with the Commission and recommended approval.
 Commissioner Hamilton moved to open the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0.
 There being no one to speak, Commissioner Hamilton moved to close the public hearing. Commissioner Richardson seconded the motion. Motion carries. Vote: 4-0.
 Commissioner Hamilton moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0. Item approved.
9. **Public Hearing:** Zoning Case (Z09-0006)
Owner(s): Rolator Road Homeowner's Association, Inc.
 A request to rezone 0.8± acre on the northeast corner of Towne Bridge Drive and Wyndbrook Drive from Multi-Family-1 and Planned Development-9-Multi-Family-2 to Single Family-5. Neighborhood #19. RC (Tabled on 1/26/10, 2/23/10).
 Commissioner Hulsey returned to dais at 6:43 pm.

AGENDA ITEM#2.

Ross Culbertson reviewed staff comments with the Commission and recommended tabling the item to the May 25, 2010 meeting.

Commissioner Hulsey moved to remove the item from the table. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0.

Commissioner Trykoski moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.

Chris Bruno spoke as a representative for Meadows of Preston HOA in favor of the item.

Commissioner Hulsey moved to table the item and continue the public hearing to the May 25, 2010 meeting. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0. Item tabled.

GENERAL INFORMATION

10. Scheduling of future Discussion Items. SI
There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Russell moved to adjourn the meeting at 6:47 pm. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0. Meeting adjourned.

(Please note these are preliminary meeting minutes and are not official until approved by the Planning & Zoning Commission at the next scheduled meeting. Approved/signed minutes are available at <http://sire.friscotexas.gov/sirepub/docs.aspx> .)

AGENDA ITEM # 3.

April 13, 2010

Conveyance Plat: Eldorado Commons, Block A, Lots 1-4 (CP10-0005)
Owner(s): Greenway-Eldorado, LP.

DESCRIPTION:

Four lots on 6.2± acres on the east side of Legacy Drive, 660± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail with a Specific Use Permit (S-194) for a Child Day Care Center. Neighborhood #46. RC

REMARKS:

The conveyance plat creates four lots and dedicates easements for the development of Lot 4. The conveyance plat conforms to the preliminary site plan approved by the Planning & Zoning Commission on February, 9, 2010.

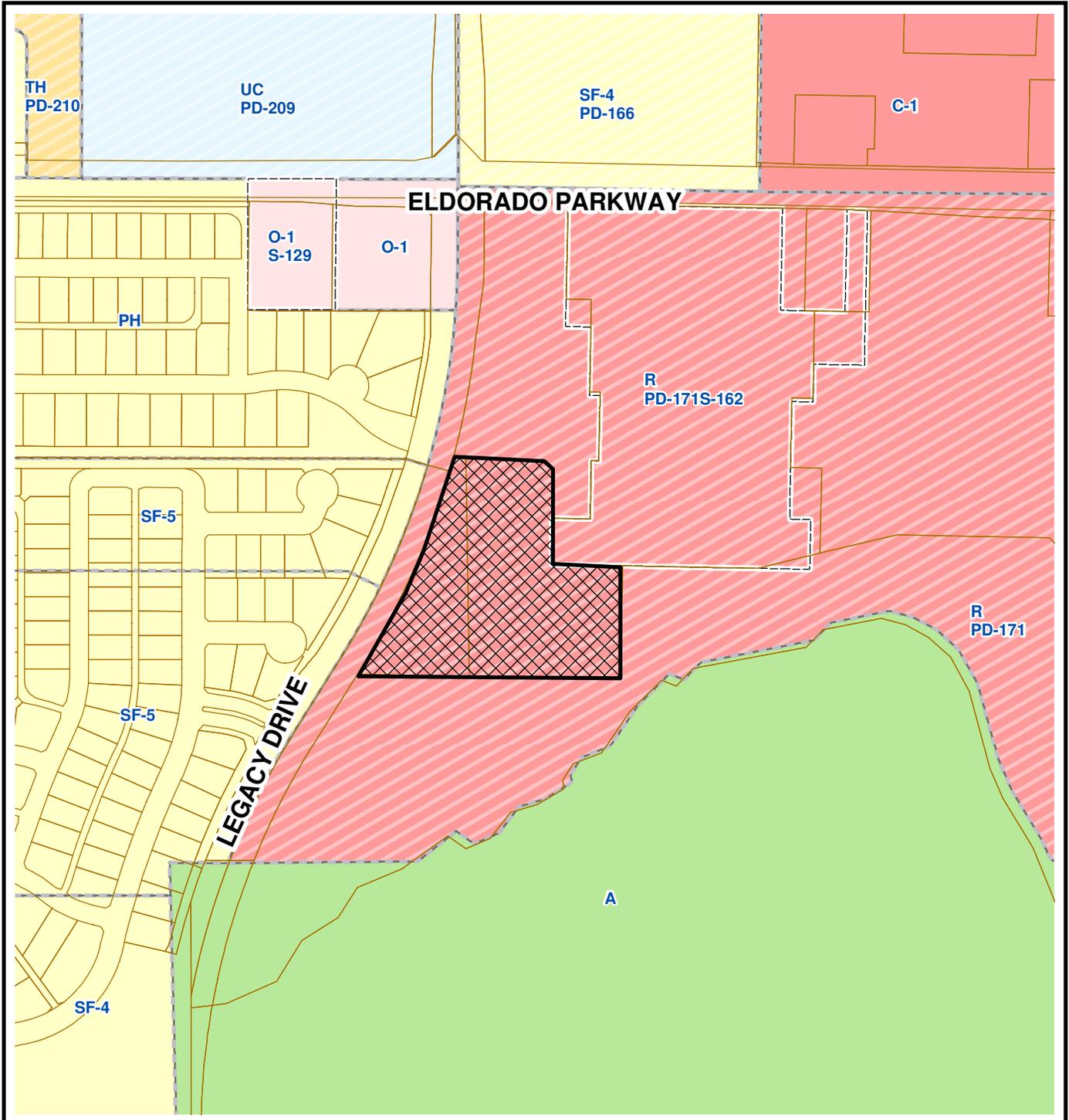
RECOMMENDATION:

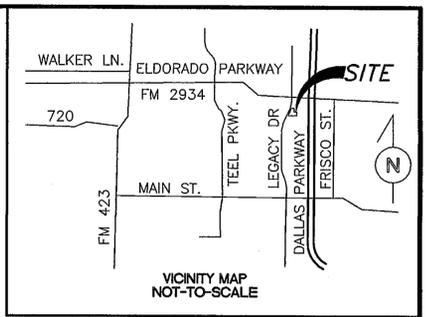
Recommended for approval as submitted.

CP10-0005

Eldorado Commons

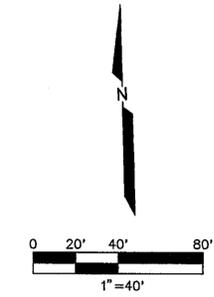
Block A, Lots 1-4





LEGEND

- I.R.F. IRON ROD FOUND (SIZE AS NOTED)
- CM CONTROLLING MONUMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- F.A.&U.E. FIRELANE, ACCESS & UTILITY EASEMENT
- D.F.E. DRAINAGE FLOODWAY EASEMENT
- S.E. STREET EASEMENT



EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	CHORD	LENGTH	BEARING
C6	2071.00'	03°50'48"	139.01'	139.04'	N89°12'42"E
C7	92.90'	44°42'42"	70.37'	72.18'	S24°10'50"W
C8	107.50'	44°43'30"	81.80'	83.91'	N24°10'27"E
C9	142.50'	30°43'21"	75.79'	76.43'	S51°54'52"W
C10	157.50'	16°22'46"	44.87'	45.03'	N54°43'24"E
C11	20.00'	70°59'09"	23.22'	24.70'	S82°26'09"W
C12	50.00'	26°41'59"	23.09'	23.30'	N74°55'14"W
C13	20.00'	20°34'19"	7.14'	7.18'	S51°47'07"E
C14	30.00'	25°11'56"	13.69'	13.72'	S75°10'15"E
C15	2060.00'	00°52'33"	31.48'	31.48'	N28°13'25"E
C16	2060.00'	00°32'10"	19.28'	19.28'	N27°31'03"E
C17	20.00'	90°00'00"	28.28'	31.42'	S43°16'13"E
C18	20.00'	90°00'00"	28.28'	31.42'	N46°43'47"E
C19	20.00'	90°00'00"	28.28'	31.42'	S43°16'13"E
C20	20.00'	90°00'00"	28.28'	31.42'	S46°43'47"W
C21	20.00'	90°00'00"	28.28'	31.42'	N43°16'13"W
C22	44.00'	90°00'00"	62.83'	69.12'	S46°43'47"W
C23	20.00'	90°00'00"	28.28'	31.42'	N46°43'47"E
C24	40.00'	40°34'32"	27.96'	28.56'	S22°11'09"W
C25	44.00'	27°20'11"	20.79'	20.99'	S29°59'12"W
C26	20.00'	76°53'42"	24.74'	26.68'	S53°30'56"W
C27	20.00'	180°00'00"	40.00'	62.83'	N01°43'47"E
C28	20.00'	180°00'00"	40.00'	62.83'	S01°43'47"W
C29	44.00'	180°00'00"	80.00'	139.23'	S01°43'47"W
C30	20.00'	90°00'00"	28.28'	31.42'	S43°16'13"E
C31	20.00'	90°00'00"	28.28'	31.42'	N46°43'47"E
C32	20.00'	27°51'39"	9.53'	9.73'	S74°20'24"E
C33	20.00'	28°30'07"	9.85'	9.95'	N77°28'43"E
C34	20.00'	51°46'50"	17.47'	18.07'	S65°50'22"W
C35	40.00'	05°38'53"	3.94'	3.94'	S04°33'13"W
C36	50.00'	25°25'35"	22.87'	23.09'	N75°20'33"W
C37	20.00'	56°29'29"	18.93'	19.72'	S75°11'19"W

EASEMENT LINE TABLE

TANGENT	LENGTH	BEARING
T1	40.62'	N62°04'17"W
T2	9.32'	N82°25'46"E
T3	10.00'	S65°43'47"E
T4	10.00'	S28°25'46"W
T5	10.00'	S01°43'47"W
T6	10.00'	S88°16'13"E
T7	10.00'	N01°43'47"E
T8	10.00'	S01°43'47"W
T9	10.00'	S88°16'13"E
T10	10.00'	N01°43'47"E
T11	15.00'	S01°43'47"W
T12	10.00'	S88°16'13"E
T13	15.00'	N01°43'47"E
T14	5.50'	S88°16'13"E
T15	19.24'	S88°16'13"E
T16	0.07'	S01°43'47"W
T17	19.24'	N88°16'13"W
T18	0.07'	N01°43'47"E
T19	32.28'	N46°43'47"E
T20	25.00'	N01°43'47"E
T21	10.00'	S88°16'13"E
T22	10.00'	S88°16'13"E
T23	10.00'	N88°16'13"W
T24	10.00'	S88°16'13"E
T25	10.00'	N88°16'13"W
T26	10.00'	S88°16'13"E
T27	10.00'	S88°16'13"E
T28	12.00'	N01°43'47"E
T29	10.00'	N88°16'13"W
T30	10.00'	S88°16'13"E
T31	10.00'	N88°16'13"W
T32	10.00'	N88°16'13"W
T33	30.50'	N88°16'13"W
T34	30.50'	S88°16'13"E
T35	13.49'	N43°16'13"W
T36	15.00'	S46°43'47"W
T37	20.59'	S43°16'13"E
T38	5.59'	S01°43'47"W
T39	15.63'	N88°16'13"W
T40	29.33'	N88°16'13"W
T41	0.96'	S88°16'13"E
T42	40.25'	N87°12'41"E
T43	19.32'	N75°47'28"E
T44	36.08'	N68°57'17"E
T45	34.92'	N57°41'29"E
T46	29.24'	N37°45'37"E
T47	37.45'	N27°10'00"E
T48	44.46'	N17°51'07"E
T49	11.35'	S88°16'13"E
T50	9.07'	N01°43'47"E

OWNER
 GREENWAY-ELDORADO, L.P.
 2808 FAIRMOUNT, STE. 100
 DALLAS, TEXAS 75201
 (214) 880-9009
 CONTACT: CARTER FOURNIER

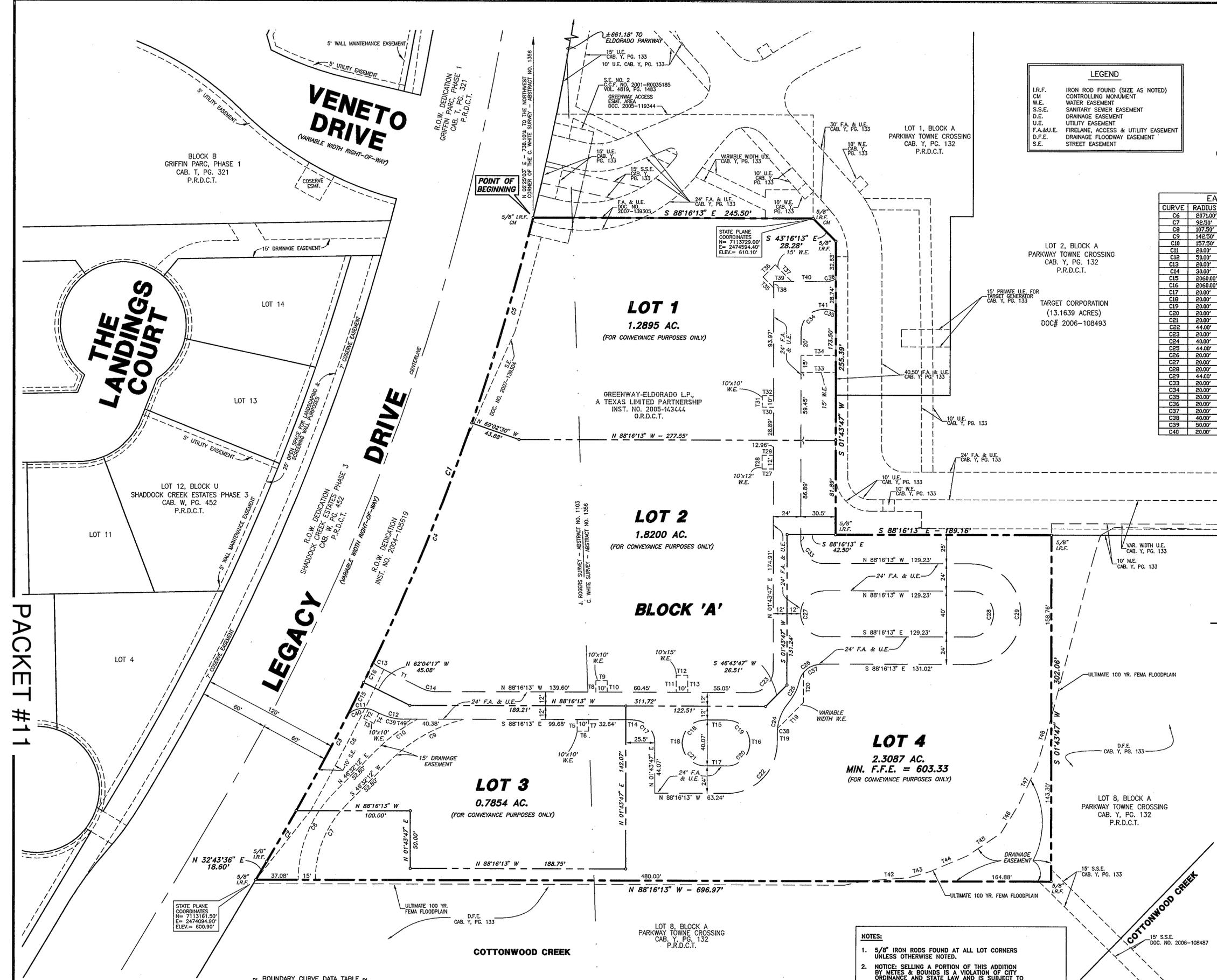
ENGINEER/SURVEYOR
 LAWRENCE A. CATES & ASSOC., LLP
 TEXAS REGISTERED ENGINEERING FIRM F-3751
 14800 QUORUM DR., STE. 200
 DALLAS, TEXAS 75254
 (972) 385-2272
 CONTACT: BRYAN M. BURGER, P.E.

**CONVEYANCE PLAT OF
 ELDORADO COMMONS
 BLOCK 'A', LOTS 1-4
 BEING 6.2036 ACRES OUT OF THE
 J. ROGERS SURVEY, ABSTRACT NO. 1103,
 C. WHITE SURVEY, ABSTRACT NO. 1356
 CITY OF FRISCO, DENTON COUNTY, TEXAS**

MARCH 08, 2010
 CITY PROJECT NO. CP10-0005

PACKET #11

AGENDA ITEM#3



BOUNDARY CURVE DATA TABLE

NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	2060.00'	16°58'03"	610.05'	N 24°14'34" E	607.82'
C2	2060.00'	01°25'08"	51.02'	N 32°01'02" E	51.02'
C3	2060.00'	03°31'19"	126.63'	N 29°32'48" E	126.61'
C4	2060.00'	06°49'38"	245.47'	N 24°22'19" E	245.32'
C5	2060.00'	05°11'57"	186.93'	N 18°21'32" E	186.87'

NOTICE: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF FRISCO, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF FRISCO. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTES:

- 5/8" IRON RODS FOUND AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE FINAL PLAT OF PARKWAY TOWNE CROSSING, AN ADDITION TO THE CITY OF FRISCO AS RECORDED IN CAB. Y. PG. 132 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.
- THE PURPOSE OF THIS CONVEYANCE PLAT IS TO DEDICATE EASEMENTS NECESSARY FOR THE DEVELOPMENT OF LOT 4.

FLOOD NOTE

According to the Federal Emergency Management Agency (FEMA) - National Flood Insurance Program (NFIP) - Flood Insurance Rate Map (FIRM) - for the City of Frisco, Denton County, Texas - Map No. 4808500205 G, effective date January 19, 1996: the property shown hereon lies in Zone "AE" - special flood hazard area inundated by 100-year flood with base flood areas determined.

NOTE:
 The locations of the FEMA 100 year flood plain; the existing Ultimate 100 year flood plain; and the proposed Ultimate 100 year flood plain; were provided by Nathan D. Meier Engineers.

AGENDA ITEM # 4.

April 13, 2010

Site Plan: Eldorado Commons, Block A, Lot 4 (SPFP10-0007)
Owner(s): Greenway-Eldorado, LP.

DESCRIPTION:

A Child Day Care Center on one lot on 2.3± acres on the east side of Legacy Drive, 1,260± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail with a Specific Use Permit (S-194) for a Child Day Care Center. Neighborhood #46. RC

REMARKS:

Access: Access is provided from Legacy Drive.
Cross access: Cross access is provided to the north.
Parking: Parking is adequate.
Open space: Open space is adequate.
Tree Preservation: The site does not contain any protected trees.
Screening: Screening is not required as the property is surrounded by non-residential properties.
Landscape Plan: A landscape plan has been submitted for staff review.
Façade Plan: A façade plan has been submitted for staff review.
Additional Information: The site plan conforms to the preliminary site plan approved by the Planning & Zoning Commission on February 9, 2010.

RECOMMENDATION:

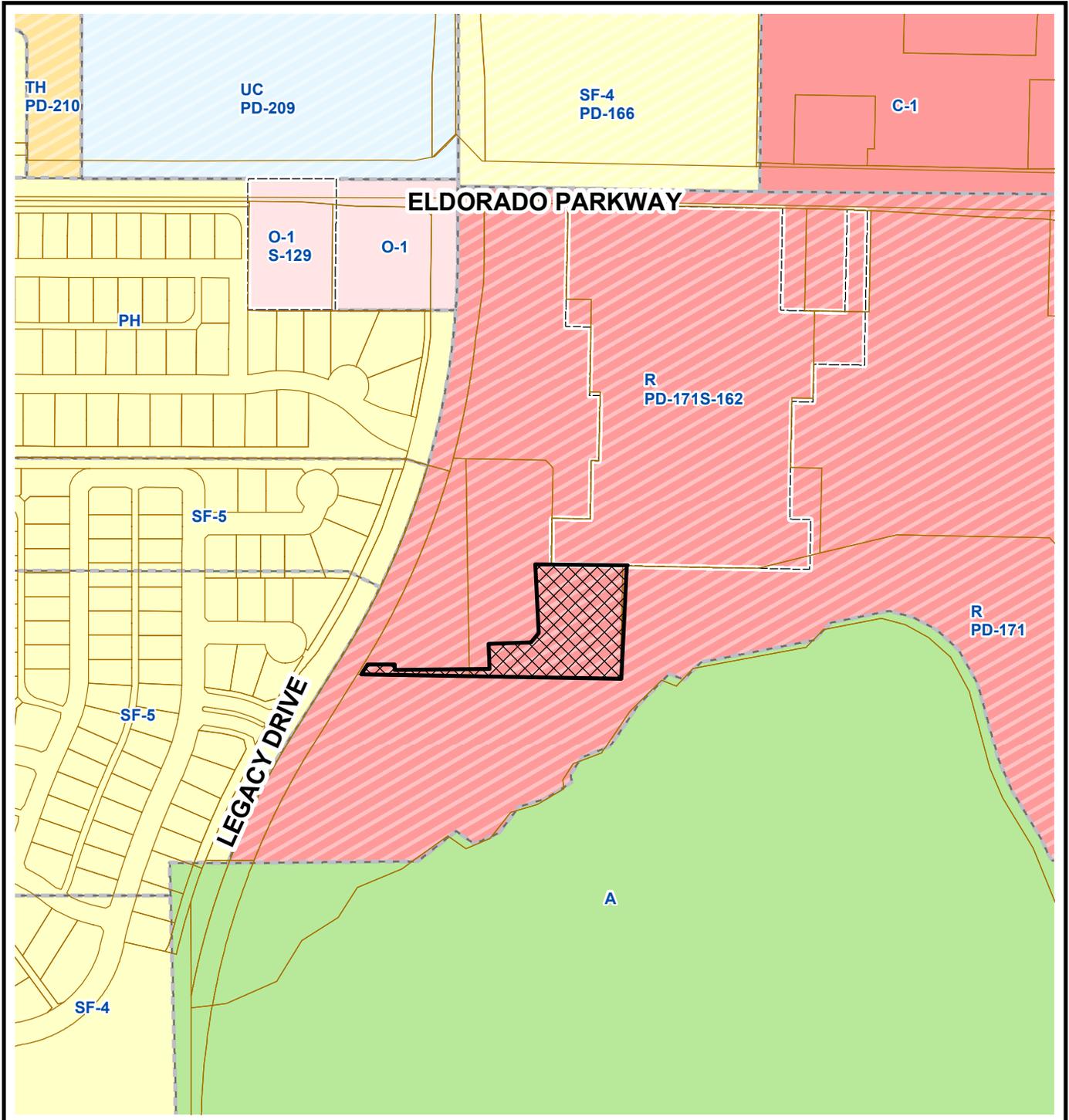
Recommended for approval subject to:

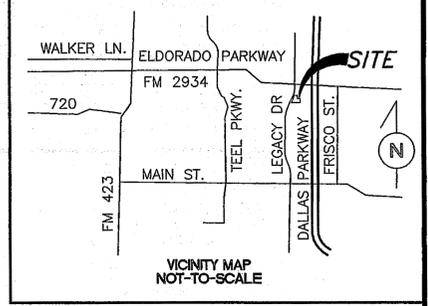
1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Final Plat prior to Final Acceptance.
4. Additions and/or alterations resulting from Engineering Services' review of construction plans.

SPFP10-0007

Eldorado Commons

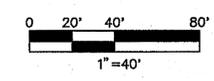
Block A, Lot 4





WATER METER SCHEDULE

I.D.	SIZE	USE	QTY.	SAN.	SWR.	REMARKS	TYPE
1	2"	DOM.	1	-	-	FUTURE	POS. DISP.
2	2"	IRR.	1	-	-	FUTURE	POS. DISP.
3	2"	DOM.	1	-	-	FUTURE	POS. DISP.
4	1 1/2"	DOM.	1	6"	-	PROP.	POS. DISP.
5	1"	IRR.	1	-	-	PROP.	POS. DISP.
6	2"	DOM.	1	-	-	FUTURE	POS. DISP.



- LEGEND**
- ⊙ F.H. EXIST. FIRE HYDRANT
 - ⊙ CHISELED "X" SET
 - ⊙ IRON ROD FOUND (SIZE AS NOTED)
 - ⊙ EXIST. OVERHEAD UTILITY POLE W/ GUY
 - ⊙ EXIST. UNDERGROUND ELEC. OR TELE.
 - ⊙ EXIST. LIGHT POLE
 - ⊙ EXIST. STORM DRAINAGE INLET
 - ⊙ EXIST. ELECTRICAL TRANSFORMER PAD
 - ⊙ EXIST. UNDERGROUND TELEPHONE
 - ⊙ EXIST. UNDERGROUND TELEPHONE/CABLE
 - ⊙ EXIST. SANITARY SEWER MANHOLE
 - ⊙ EXIST. SAN. SWR. CLEAN OUT
 - ⊙ EXIST. GAS VALVE
 - ⊙ EXIST. WATER VALVE
 - ⊙ ACCESSIBLE SPACE
 - ⊙ VAN ACCESSIBLE SPACE
 - ⊙ PROP. LIGHT POLE
 - ⊙ PROP. ELECTRIC TRANSFORMER
 - ⊙ WATER EASEMENT
 - ⊙ SANITARY SEWER EASEMENT
 - ⊙ DRAINAGE EASEMENT
 - ⊙ UTILITY EASEMENT
 - ⊙ FIRELANE, ACCESS & UTILITY EASEMENT
 - ⊙ DRAINAGE FLOODWAY EASEMENT
 - ⊙ STREET EASEMENT
 - ⊙ MAINTENANCE EASEMENT
 - ⊙ LANDSCAPE
 - ⊙ WROUGHT IRON FENCE

FLOOD NOTE

According to the Federal Emergency Management Agency (FEMA) - National Flood Insurance Program (NFIP) - Flood Insurance Rate Map (FIRM) - for the City of Frisco, Denton County, Texas - Map No. 4808500265 G, effective date January 19, 1996; the property shown hereon lies in Zone "AE" - special flood hazard area inundated by 100-year flood with base flood areas determined.

NOTE:
The locations of the FEMA 100 year flood plain; the existing Ultimate 100 year flood plain; and the proposed Ultimate 100 year flood plain; were provided by Nathan D. Maier Engineers.

CURVE DATA TABLE

NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	2060.00'	16°58'03"	610.05'	N 24°14'34" E	607.82'
C2	2060.00'	01°25'08"	51.02'	N 32°01'02" E	51.02'
C3	2060.00'	03°31'19"	126.63'	N 29°32'48" E	126.61'
C4	2060.00'	06°49'38"	245.47'	N 24°22'19" E	245.32'
C5	2060.00'	05°11'57"	186.93'	N 18°21'32" E	186.87'

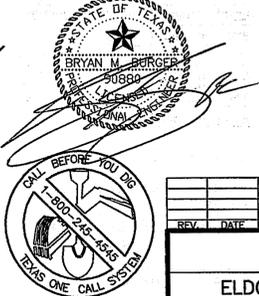
- Site Plan Notes**
- Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Building Inspection Division approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
 - Handicap parking is provided in accordance with ADA standards.
 - There are no trees located within the site.
 - Regional detention is provided within Cottonwood Creek drainage way.

APPLICANT
XLNT GROUP, INC.
2185 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 722-5700
CONTACT: SAM ELLIS

OWNER
GREENWAY-ELDORADO, L.P.
2808 FAIRMOUNT, STE. 100
DALLAS, TEXAS 75201
(214) 880-9009
CONTACT: CARTER FOURNIER

ENGINEER/SURVEYOR
LAWRENCE A. GATES & ASSOC., LLP
TEXAS REGISTERED ENGINEERING FIRM F-37
14800 QUORUM DR., STE. 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: BRYAN M. BURGER, P.E.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 3/31/10



CITY PROJECT NO. SPFP10-0007

SITE PLAN

ELDORADO COMMONS, BLOCK A, LOT 4

J. ROGERS & C. WHITE SURVEY, ABST. NO. 1103 & 1

CITY OF FRISCO, TEXAS - 2.31 AC. - MARCH 8, 2010

LAWRENCE A. GATES & ASSOCIATES, LLP
Consulting Engineers & Surveyors

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
BMB	JAC	2/10	1"=40'	D.P.	29014A DIMCTRL

SITE TABULATIONS

LOT No.	ACRES	SQUARE FEET	ZONING	PROPOSED USE	BLDG. S.F.	BLDG. HEIGHT	LOT COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	PLAYSPACE REQUIRED	PLAYSPACE PROVIDED	STACKING REQUIRED	STACKING PROVIDED	LANDSCAPE REQUIRED (S.F.)	LANDSCAPE PROVIDED (S.F.)	OPEN SPACE REQUIRED 7% (S.F.)	OPEN SPACE PROVIDED (S.F.)	IMPERVIOUS SURFACE (S.F.)
1	1.2895	56,172	PD-171(R)										N/A	N/A							
2	1.8200	79,280	PD-171(R)										N/A	N/A							
3	0.7854	34,212	PD-171(R)										N/A	N/A							
4	2.3087	100,566	PD-171(R)	DAYCARE	10,403	35' MAX.	10.34%	0.13:1	23 (230 STUDENTS @ 110) / 26 (26 EMPLOYEES @ 111)	49	2	2	14,950	25,110	460'	480'	735	735	7,040	7,040	53,021
TOTALS	6.2036	270,230			10,403		10.34%	0.13:1	48	49	2	2	14,950	25,110			735	735	7,040	7,040	53,021

BENCHMARKS

BENCHMARK STATION NO. 6 - STANDARD CITY OF FRISCO MONUMENT LOCATED SOUTH OF THE INTERSECTION OF ELDORADO PARKWAY AND RIO GRANDE DRIVE, IN THE CENTER MEDIAN OF RIO GRANDE DRIVE, 33' SOUTH OF THE CURB POINT OF THE BACK OF CURB.
NORTHING: 7115305.32, EASTING: 2464436.90 ELEVATION = 584.22'

BENCHMARK STATION NO. 7 - STANDARD CITY OF FRISCO MONUMENT LOCATED BETWEEN GUARDRAIL AND SIDEWALK IN THE WEST R.O.W. OF TEEL PARKWAY, SOUTH OF ELDORADO PARKWAY, 41' NW OF A MANHOLE AND 28' SOUTH OF AN UTILITY.
NORTHING: 7115207.21, EASTING: 2468381.98 ELEVATION = 589.43'

PACKET #17

R:\DWG\2010\4\DWG\2010_4_SITEPLAN.dwg, 1:30:12/2010 10:40:48 AM, bower

AGENDA ITEM #4

AGENDA ITEM # 5.

April 13, 2010

Revised Conveyance Plat: QT 937 Addition, Block A, Lots 1 & 2 (CP10-0006)
Owner(s): Eland Energy and Liberty Life Service Corporation

DESCRIPTION:

Two lots on 11.4± acres on the southwest corner of Main Street and Legacy Drive. Zoned Industrial. Neighborhood #41. JE

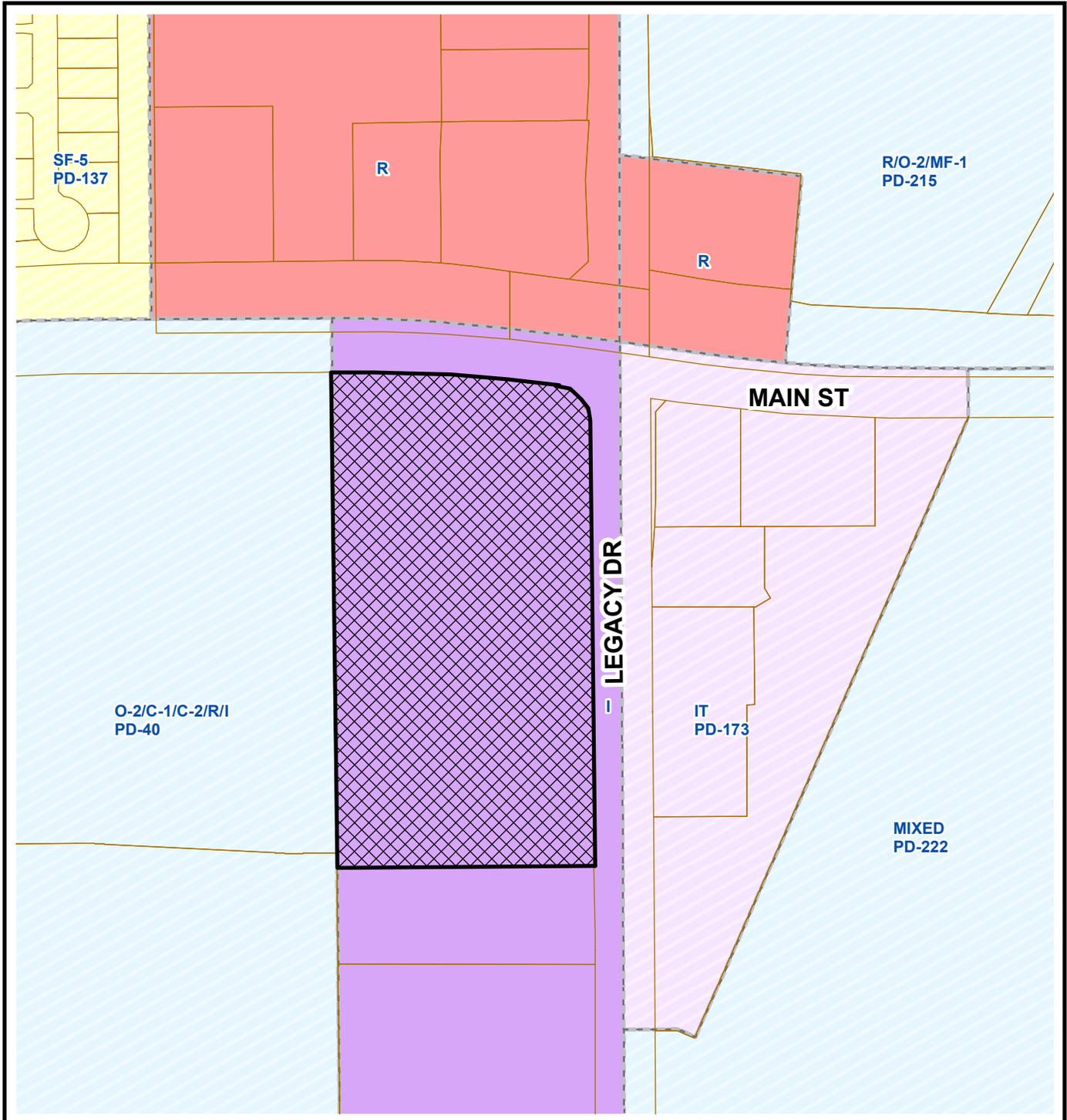
REMARKS:

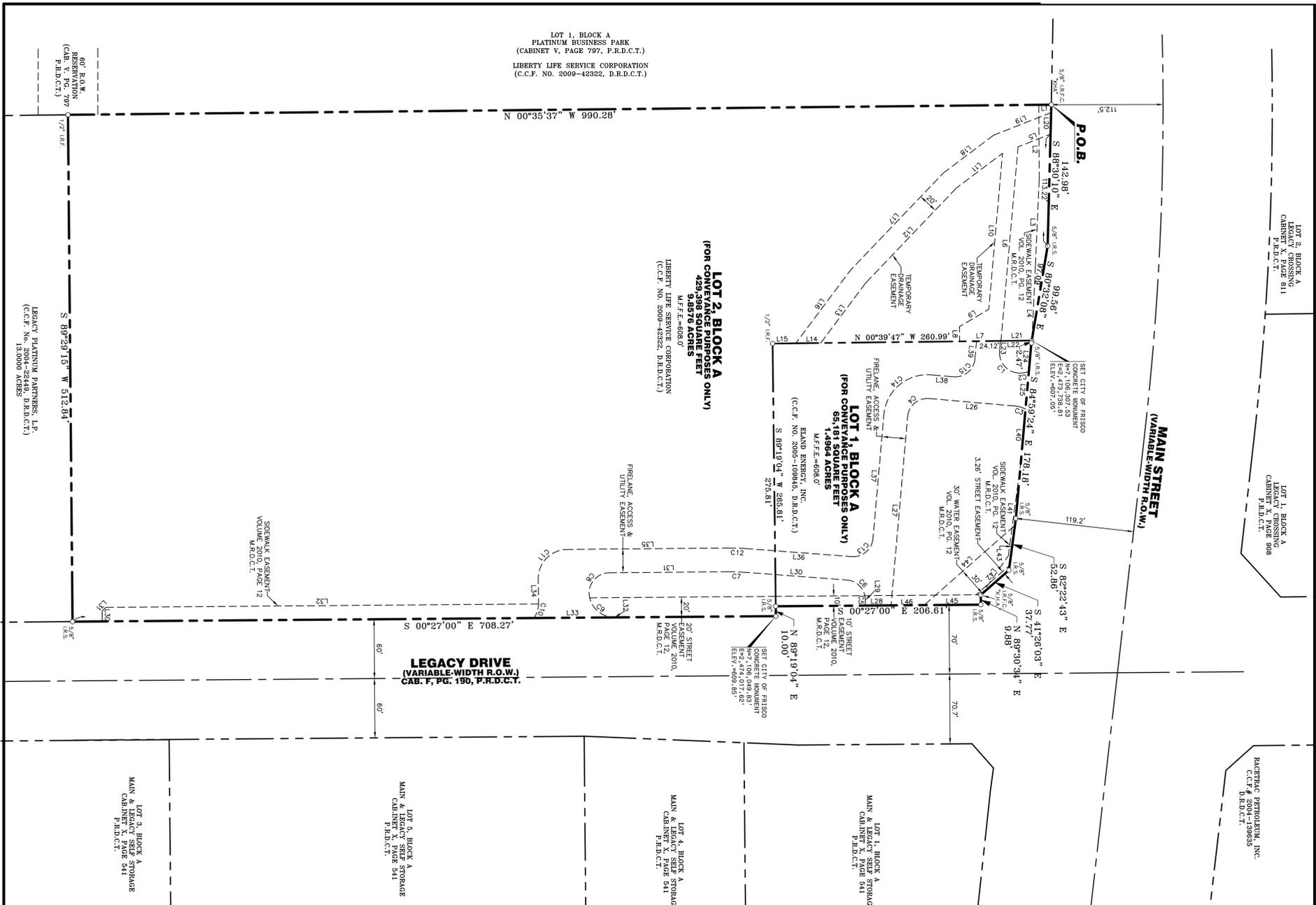
A conveyance plat for this property was approved by the Planning & Zoning Commission on January 26, 2010 and filed at the County. When the site plan for Lot 1 was submitted, staff determined that additional off-site easements were required for the development of Lot 1, and a condition was placed on the site plan that a revised conveyance plat will need to be filed prior to a pre-construction meeting. This plat dedicates those additional easements necessary for future development and divides one lot into two lots.

RECOMMENDATION:

Recommended for approval as submitted.

CP10-0006 QT 937 Addition Block A, Lots 1&2



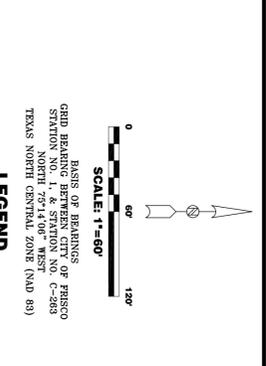


LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°35'37" W	12.82'
L2	N 89°41'58" E	75.86'
L3	S 87°30'11" E	86.57'
L4	S 87°21'23" E	76.18'
L5	S 21°35'55" E	35.21'
L6	S 84°59'43" E	197.11'
L7	S 00°39'47" E	41.58'
L8	S 89°20'13" W	15.00'
L9	N 30°39'47" W	34.29'
L10	N 84°59'43" W	158.49'
L11	S 87°05'26" E	98.00'
L12	S 46°28'19" E	132.79'
L13	S 23°18'01" E	23.42'
L14	S 00°39'47" E	29.29'
L15	N 83°18'01" W	92.29'
L16	N 46°28'19" W	135.62'
L17	N 27°05'26" W	63.22'
L18	N 21°35'55" W	62.43'
L19	S 00°39'47" E	21.74'
L20	S 00°39'47" E	31.01'
L21	S 00°39'47" E	31.51'
L22	S 84°59'43" E	10.25'
L23	S 84°59'43" E	28.94'
L24	S 84°59'43" E	38.24'
L25	S 05°00'17" W	87.08'
L26	S 84°59'43" E	191.97'
L27	S 00°44'25" E	26.36'
L28	S 89°30'34" W	1.27'
L29	S 04°20'52" W	102.85'
L30	S 04°20'52" W	102.85'
L31	S 00°29'28" E	119.82'
L32	N 89°33'00" E	0.12'
L33	S 00°27'00" E	81.14'
L34	S 89°20'13" W	24.73'
L35	N 00°29'28" W	161.95'
L36	N 04°20'52" E	105.84'
L37	N 84°59'43" W	528.18'
L38	N 05°00'16" E	22.43'
L39	S 84°59'43" W	54.97'
L40	S 84°59'43" W	96.17'
L41	S 82°25'32" E	96.17'
L42	S 55°08'48" E	47.53'
L43	S 41°26'03" W	45.78'
L44	S 41°26'03" E	121.94'
L45	N 00°27'00" W	57.12'
L46	S 00°27'00" E	33.38'

CURVE TABLE

NUMBER	DELTA	RAIUS	LENGTH	CHORD BEARING	CHORD
C1	93°28'49"	20.50'	33.45'	N 48°15'51" E	29.86'
C2	21°59'48"	25.50'	9.79'	N 09°28'25" W	9.73'
C3	23°54'20"	25.99'	10.84'	S 17°04'59" W	10.77'
C4	90°00'00"	20.00'	31.42'	S 39°59'43" E	28.28'
C5	11°05'53"	25.50'	4.94'	N 84°56'30" W	4.93'
C6	85°09'41"	20.00'	29.73'	S 46°55'43" W	27.07'
C7	04°50'19"	200.50'	16.93'	S 01°55'43" W	16.93'
C8	100°47'24"	20.50'	35.06'	S 50°53'08" E	31.59'
C9	79°11'22"	25.50'	15.78'	N 39°07'59" E	32.51'
C10	95°27'38"	25.50'	15.78'	N 72°55'58" W	15.53'
C11	90°10'21"	29.50'	46.43'	N 45°34'37" W	41.79'
C12	04°50'19"	224.50'	18.96'	N 01°55'43" E	18.95'
C13	89°20'36"	20.00'	31.19'	N 49°19'23" W	28.12'
C14	80°00'00"	44.00'	69.12'	N 39°59'43" W	62.23'
C15	80°00'00"	20.00'	31.42'	N 39°59'43" W	28.28'



BASES OF BEARINGS OF FRISCO GRID BEARING BETWEEN CITY STATION NO. 1, 1' & STATION NO. C-283 NORTH (NORTH CHAINED ZONE (NAD 83))

SCALE: 1"=60'

LEGEND

1/2" I.R.S.C. CAP STAMPED FOUND WITH PLASTIC
 5/8" IRON ROD SET WITH PLASTIC CENTERLINE
 CONTROLLING MONUMENT
 CONTROL POINT
 ELECTRIC METER
 ELECTRIC BOX
 MINIMUM FINISHED FLOOR ELEVATION
 POINT OF BEGINNING
 BOUNDARY LINE (SUBJECT PROPERTY)
 LOT LINE (OFF SITE)
 EASEMENT LINE
 LOT DIMENSIONS
 EASEMENT DIMENSIONS

N 45°00'00" E 1000.00' BOUNDARY DIMENSIONS
 100.00'
 100.00'
 EASEMENT DIMENSIONS

LOT 1, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 BRAND ENERGY, INC.
 M.F.F.E. #6680
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2005-100846, D.R.D.C.T.

LOT 2, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 1, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 2, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LEGACY DRIVE (VARIABLE-WIDTH R.O.W.)
 CAB. F, PG. 190, P.R.D.C.T.

LOT 1, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 BRAND ENERGY, INC.
 M.F.F.E. #6680
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2005-100846, D.R.D.C.T.

LOT 2, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 3, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 4, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 BRAND ENERGY, INC.
 M.F.F.E. #6680
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2005-100846, D.R.D.C.T.

LOT 5, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 6, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 7, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 8, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 9, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 10, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 BRAND ENERGY, INC.
 M.F.F.E. #6680
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2005-100846, D.R.D.C.T.

LOT 11, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 12, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 13, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 14, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 15, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 16, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 17, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 18, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 19, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 20, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 21, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 22, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 23, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 24, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 25, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 26, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 27, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 28, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 29, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 30, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 31, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 32, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 33, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 34, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 35, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 36, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 37, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 38, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 39, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 40, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 41, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 42, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 43, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 44, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 45, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

LOT 46, BLOCK A (FOR CONVEYANCE PURPOSES ONLY)
 LIBERTY LIFE SERVICE CORPORATION
 M.F.F.E. #6808
 VOLUME 2010, PAGE 12
 C.C.F. NO. 2009-42322, D.R.D.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF FRISCO §

WHEREAS, Eland Energy, Inc. and Liberty Life Service Corporation are the owners of a tract of land situated in the J. Morrell Survey, Abstract No. 864, Denton County, Texas, being all of Lot 1 and Lot 2, Block A, Of 937 Addition, an addition to the city of Frisco according to the Conveyance Plat thereof recorded in Volume 2010, Page 12, Map Books, Denton County, Texas, being part of a plat of subdivision recorded as Plat DWG No. 2009-42322, as recorded in Denton County Clerk's File No. 2005-109845, Deed Records, Denton County, Texas, also being part of a called 9.48 acre tract described in deed to Liberty Life Service Corporation recorded as County Clerk's File No. 2009-42322, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8" iron rod with cap stamped "KMA" found for the northwest corner of said Lot 2, said point being the northeast corner of Lot 1, Block A, Platinum Business Park, an addition to the City of Frisco according to the plat thereof as recorded in Cabinet V, Page 797, Plat Records, Denton County, Texas, also being in the south right-of-way line of Main Street (a variable width R.O.W.);

THENCE, along said south right-of-way line, the north line of said Lots 1 and 2 as follows:
South 88 degrees 30 minutes 10 seconds East, a distance of 142.98 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
South 80 degrees 32 minutes 08 seconds East, a distance of 99.56 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
South 82 degrees 22 minutes 43 seconds East, a distance of 178.18 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
South 82 degrees 22 minutes 43 seconds East, a distance of 52.86 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
South 41 degrees 26 minutes 03 seconds East, a distance of 37.77 feet to a 5/8" iron rod with cap stamped "KMA" found;
North 34 degrees 30 minutes 34 seconds East, a distance of 9.88 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
North 09 degrees 54 minutes 34 seconds East, a distance of 11.35 feet to the east line of Legacy Drive (70 feet from centerline, at this point), and the east line of said Lot 1;

THENCE, South 00 degrees 27 minutes 00 seconds East, a distance of 206.61 feet along said west right-of-way line, the east line of said Lot 1 to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" at the southeast corner of said Lot 1, being in the easterly north line of said Lot 2;

THENCE, along the north line of said Lot 2 and said west right-of-way line, North 89 degrees 19 minutes 04 seconds East a distance of 10.00 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", being the most easterly northeast corner of said Lot 2;

THENCE, along the east line of said Lot 2 and the west right-of-way line of Legacy Drive, South 00 degrees 27 minutes 00 seconds East, 708.27 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", being the southeast corner of said Lot 2 and the northeast corner of a called 13.00 acre tract of land described in deed to Legacy Platinum Partners, L.P., as recorded as County Clerk's File No. 2004-24149, Deed Records, Denton County, Texas;

THENCE, South 89 degrees 29 minutes 15 seconds West, a distance of 512.84 feet along the south line of said Lot 2 and the north line of said Legacy Platinum Partners, L.P. tract to a 1/2" iron rod found for corner, being in the east line of said Lot 1, Block A, Platinum Business Park Addition;

THENCE, North 00 degrees 35 minutes 37 seconds West, a distance of 990.28 feet along the east line of said Lot 1 and the west line of said Lot 2 to the **POINT OF BEGINNING** and containing 494.579 square feet or 11.3540 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ELAND ENERGY INC. and LIBERTY LIFE SERVICE CORPORATION acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **OT 937 ADDITION** an addition to the City of Frisco, Denton County, Texas, and does hereby dedicate to the public use (however, the streets and alleys shown thereon, ELAND ENERGY INC. and LIBERTY LIFE SERVICE CORPORATION does herein certify the following:

- 1) The streets and alleys are dedicated for street and alley purposes.
- 2) All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 3) The easements and public use areas, as shown, and created by this plat, are to be used for the purposes of the public use of the property.
- 4) No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- 5) The City of Frisco is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair and accommodation of all public utilities desiring to use or using the same unless the easement limits the use of particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- 6) The City of Frisco shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths on any easement or other area shown on this plat, and the construction, maintenance, or efficiency of their respective systems in the easements.
- 7) The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, or otherwise using the same, and all of the easements, including, but not limited to, the easements for ingress and egress, shall be subject to the provisions of the plat and approved by the City of Frisco.
- 8) The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, or otherwise using the same, and all of the easements, including, but not limited to, the easements for ingress and egress, shall be subject to the provisions of the plat and approved by the City of Frisco.
- 9) All modifications to this document shall be by means of plat and approved by the City of Frisco.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be used by any person or the general public for ingress and egress to other parcels of land, and for the Fire Department, Police and emergency services upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, fire apparatus access roads and fire lanes, and shall maintain and keep the same in good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of the pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane easements access roads and fire lanes on all plat maps and plat maps of fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, rebuild, replace, upgrade, alter, improve, maintain and incidental improvements in, upon and across certain real properties and incidental improvements and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried city utilities, and underground franchise utilities. Street Easements shall be used for the purposes of the City of Frisco, its agents, employees, workmen and representatives who are authorized by or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF FRISCO §

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the ____ day of _____, 2010.
BY: **ELAND ENERGY, INC.**

Authorized Signature _____

Name & Title _____
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2010.

Notary Public in and for the State of Texas
WITNESS, my hand, this the ____ day of _____, 2010.
BY: **LIBERTY LIFE SERVICE CORPORATION**

Authorized Signature _____

Name & Title _____
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2010.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

Know All Men By These Presents:

That I, Douglas S. Loomis, do hereby certify that I prepared this plat and the field notes and plat thereon and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this ____ day of _____, 2010.

RELEASED 3/26/2010 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis,
Registered Professional Land Surveyor No. 5199
Survey Consultants, Inc.
P.O. Box 75674
Plano, Texas 75074
(972) 424-7002

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Douglas S. Loomis, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2010.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of Frisco, Texas, 2010 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chairperson

Planning & Zoning Commission Secretary

City Secretary

PROJECT NO. CP10-0006

REVISED CONVEYANCE PLAT
QT 937 ADDITION
BLOCK A, LOTS 1 & 2
BEING 11.3540 ACRES
out of the

J. MORRELL SURVEY, ABSTRACT No. 864
CITY OF FRISCO, DENTON COUNTY, TEXAS



APPLICANT
QUINTRON CORPORATION
11000 Quintron Parkway
Dallas, Texas 76039
(817) 358-7680

OWNER (LOT 1)
ELAND ENERGY, INC.
1901 Valley View Lane
Suite 2000
Dallas, Texas 75234
(214) 368-6100

OWNER (LOT 2)
LIBERTY LIFE SERVICE
1800 Valley View Lane
Suite 300
Dallas, Texas 75234
(409) 522-4500

PROJECT INFORMATION
Date of Survey: 12/21/2009
Date of Drawing: 02/29/2010
Drawn By: W.J.J.
File: Revised Conveyance Plat.Dwg
SHEET 2 OF 2

AGENDA ITEM # 6.

April 13, 2010

Preliminary Plat: Cobb Farm, Phase 2 (PP09-0007)
Owner(s): Beazer Homes Texas, L.P.

DESCRIPTION:

78 Single Family-3 lots and two common area lots on 32.5± acres on the east side of Legacy Drive, 2,500± feet south of Panther Creek Parkway. Zoned Planned Development-166-Single Family-3. Neighborhood #47. SM

REMARKS:

Access: Access is provided from Legacy Drive through Cobb Farm, Phase 1 and from Tiger Crossing. Tiger Crossing is being built in this phase.

Street Stubs: Street stubs are not required as access to the adjacent commercial property is provided through Cobb Farm, Phase 1.

Screening: Thoroughfare screening will be provided along Legacy Drive and Tiger Crossing.

Tree Preservation: The site does not contain any trees.

Landscape Plan: A landscape plan has been submitted for staff review.

Open Space: Open space is not required.

Additional Information: The Preliminary Plat complies with the Planned Development-166 standards.

The Planning & Zoning Commission approved a final plat for Cobb Farm, Phase 2 on June 27, 2006. Construction began but halted on the project after the installation of utilities and grading. Streets have not been installed. The final plat expired, and the applicant requests Preliminary Plat approval to proceed with the completion of the project.

The preliminary plat requires Minor Waivers of the Subdivision Ordinance. Since the development started under the previous Subdivision Ordinance and construction has occurred on the property, as described above, the following Minor Waivers have been granted in accordance

with Section 9.01 of the Subdivision Ordinance (see the attached waiver requests and staff approval letters):

1. Alley Access for Block D, Lots 11, 12, 13 & 14, and
2. Side lot lines being at ninety degree (90°) angles or radial to street right-of-way lines for Block C, Lots 17, 18, 19 & 20 and Block D, Lots 19, 20 & 21.

Engineering Services has granted a waiver of Engineering Design Standards for:

1. The alley-street off-set requirement for the alley between Lots 15 & 16 of Block D and Piper Drive. This off-set is compliant with the previously approved plat and construction plans, and
2. The requirement for a 31 foot street within a 60 foot right-of-way adjacent to Block D, Lots 11, 12, 13 & 14. A 60 foot right-of-way has been dedicated adjacent to these lots because they do not have alley access. A 27 foot street, rather than a 31 foot street, is acceptable as the lots are located mid-block and the street would have to transition twice within a distance of approximately 700 feet if it were built at 31 feet.

A 50 foot wide temporary street easement was dedicated on Cobb Farm, Phase 1, Block C, Lot 13 to provide a second point of access to Phase 1. This easement will become null and void upon the recordation of the final plat of Cobb Farm, Phase 2 as stated on the recorded Cobb Farm, Phase 1 final plat.

An encroachment agreement has been filed with Brazos Electric to allow improvements as shown on the plat within the 100 foot Brazos Electric Easement.

A sidewalk easement for a proposed future hike & bike trail connection on Tiger Crossing has been requested. This connection is not on the Hike & Bike Trail Master Plan. The Parks Department has worked with the developer to obtain an encroachment agreement for the sidewalk easement. Should the encroachment agreement be approved, a sidewalk easement will be reflected across the 100 foot Brazos Electric Easement on the final plat.

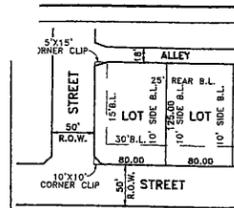
Off-site right-of-way for Tiger Crossing and off-site drainage easements are required to be dedicated on adjacent un-platted property. These dedications shall occur prior to construction.

RECOMMENDATION:

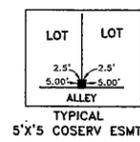
Recommended for approval subject to:

1. Staff approval of Landscape Plans.
2. Dedication of Tiger Crossing right-of-way and off-site drainage easements on adjacent un-platted property prior to construction.
3. Should an encroachment agreement be approved for a hike & bike trail connection on Tiger Crossing, a sidewalk easement across the 100 foot Brazos Electric Easement will be reflected on the final plat.
4. Approval and recordation of a Final Plat prior to Final Acceptance.
5. Additions and/or alterations resulting from Engineering Services' review of construction plans.

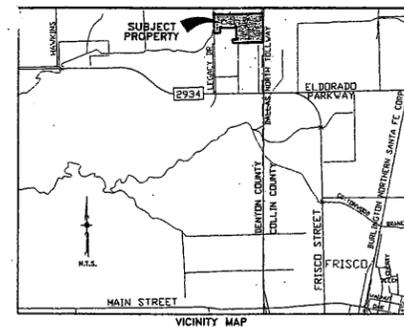
PREVIOUSLY APPROVED FINAL PLAT



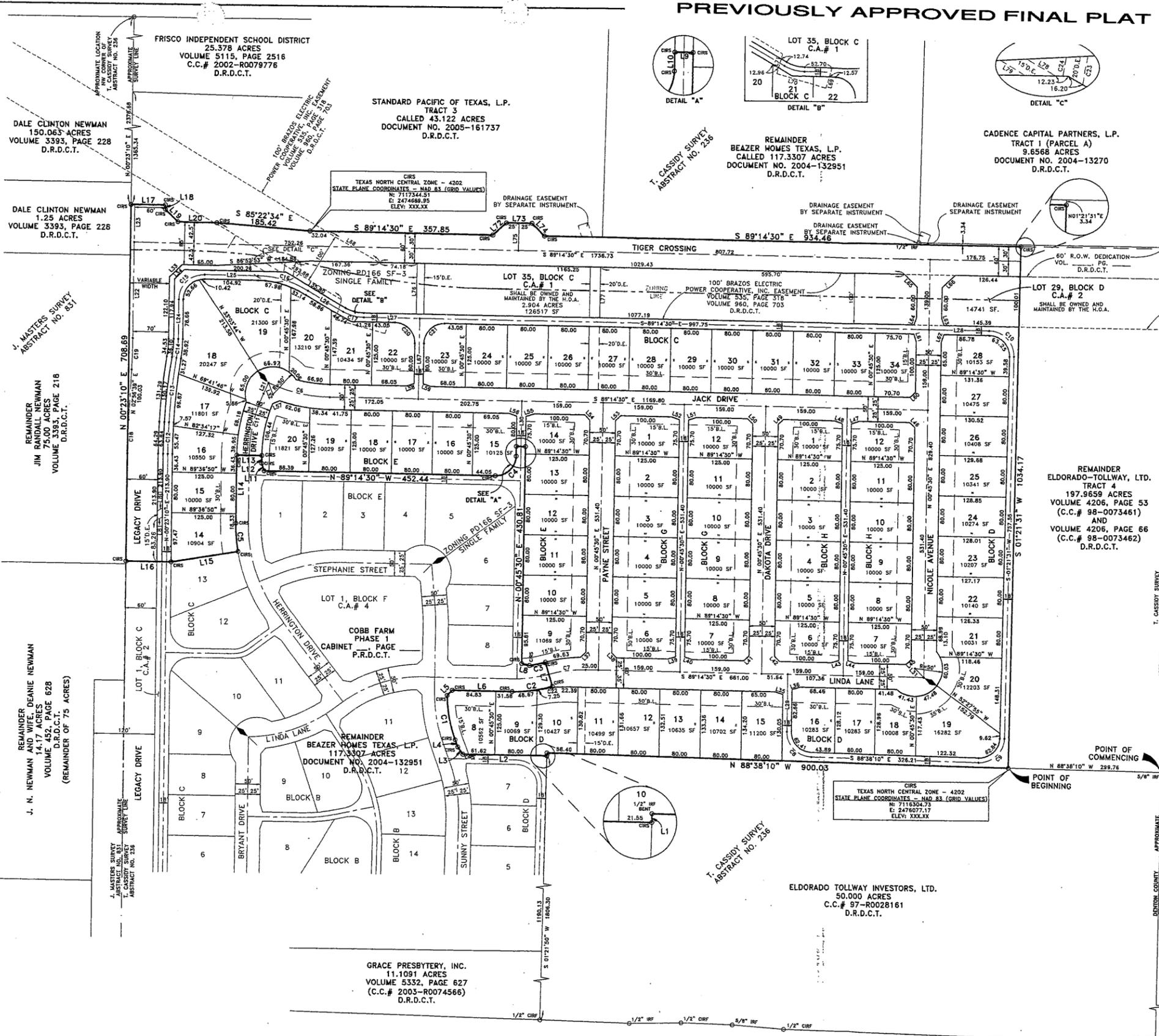
TYPICAL LOTS ZONING SF-3 MIN 10,000 SF



TYPICAL 5'X5' COSERV ESMT.



COBB FARM PHASE 2



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°21'50" W	5.61	L41	N 45°45'50" E	14.14
L2	N 89°14'30" W	163.17	L42	S 44°14'30" E	14.14
L3	N 35°23'29" W	17.40	L43	S 72°19'24" W	15.81
L4	N 12°51'27" W	15.10	L44	N 70°48'24" W	15.81
L5	N 45°14'15" E	14.01	L45	N 45°45'50" E	14.14
L6	S 89°14'30" E	116.42	L46	S 44°14'30" E	14.14
L7	N 15°49'58" W	50.00	L47	N 72°19'24" E	15.81
L8	N 18°11'37" W	15.27	L48	N 70°48'24" W	15.81
L9	N 89°14'30" W	18.00	L49	S 45°45'50" W	14.14
L10	S 00°45'30" W	19.30	L50	N 44°14'30" W	14.14
L11	N 18°00'41" W	15.84	L51	N 72°19'24" E	15.81
L12	N 00°23'10" E	15.42	L52	S 70°48'24" W	15.81
L13	N 89°14'30" W	50.00	L53	S 45°45'50" W	14.14
L14	S 00°23'10" W	134.76	L54	S 44°14'30" E	14.14
L15	S 80°24'43" W	131.91	L55	S 72°19'24" W	15.81
L16	N 89°56'50" W	88.00	L56	N 70°48'24" W	15.81
L17	S 89°56'50" E	67.38	L57	N 66°28'19" E	14.68
L18	S 00°23'32" W	5.43	L58	N 72°19'24" E	15.81
L19	S 44°25'29" E	35.47	L59	N 70°48'24" W	15.81
L20	S 89°14'30" E	75.00	L60	N 45°45'50" E	14.14
L21	N 24°45'41" E	23.43	L61	S 17°40'36" E	15.81
L22	N 00°23'32" E	190.04	L62	S 19°11'36" W	15.81
L23	N 00°23'32" E	75.54	L63	S 17°40'36" E	15.81
L24	N 00°23'32" E	78.65	L64	S 19°11'36" W	15.81
L25	S 89°14'30" E	104.92	L65	S 44°14'30" E	35.36
L26	S 89°14'30" E	79.73	L66	S 45°45'50" W	35.36
L27	S 89°14'30" E	109.44	L67	S 00°45'30" W	159.00
L28	S 89°14'30" E	116.78	L68	N 59°12'50" W	119.88
L29	N 00°45'30" E	112.69	L69	S 15°46'30" W	41.65
L30	N 00°45'30" E	90.70	L70	N 74°13'30" W	100.00
L31	N 44°14'30" W	24.75	L71	N 15°46'30" E	41.65
L32	S 21°06'27" W	24.38	L72	N 46°03'56" E	35.41
L33	S 45°34'31" W	35.24	L73	S 89°14'30" E	50.00
L34	S 45°34'31" W	26.92	L74	S 43°56'04" E	35.17
L35	S 70°48'24" W	15.81	L75	S 01°22'21" W	55.00
L36	S 72°19'24" W	15.81	L76	S 00°45'30" W	100.00
L37	S 45°14'15" E	14.27	L77	S 00°45'30" W	100.00
L38	S 44°14'30" E	14.14	L78	S 59°14'30" E	35.33
L39	S 72°19'24" W	15.81	L79	S 59°14'30" E	29.69
L40	N 70°48'24" W	15.81	L80	N 60°23'10" E	11.55
			L81	N 60°23'10" E	11.55

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	275.00	18°31'56"	N 10°35'29" W	88.51	86.95
C2	275.00	16°35'28"	N 82°27'46" E	79.35	79.63
C3	225.00	08°14'27"	S 78°17'15" W	32.33	32.36
C4	40.00	90°00'00"	S 45°45'50" W	56.57	62.83
C5	325.00	09°58'27"	S 04°39'03" E	96.50	96.58
C6	300.00	23°51'49"	S 77°18'36" E	124.05	124.95
C7	250.00	16°35'28"	N 82°27'46" E	72.14	72.39
C8	49.00	89°23'40"	S 43°56'20" E	66.93	76.45
C9	49.00	90°00'19"	N 46°21'40" E	69.30	76.97
C10	49.00	90°36'01"	N 43°56'30" E	69.66	77.48
C11	300.00	24°22'31"	N 12°34'26" E	126.67	127.63
C12	1421.00	02°33'29"	N 01°39'54" E	63.44	63.44
C13	1149.00	06°26'26"	N 06°09'52" E	129.09	129.16
C14	235.00	08°59'57"	N 04°53'59" E	37.47	37.51
C15	49.00	90°21'56"	N 45°34'31" E	69.52	77.29
C16	200.00	30°02'00"	S 74°13'30" E	103.64	104.64
C17	80.00	30°02'00"	S 74°13'30" E	41.46	41.93
C18	1500.00	02°33'29"	N 01°39'54" E	66.96	66.97
C19	1400.00	02°33'29"	N 01°40'06" E	62.35	62.35
C20	40.00	90°00'00"	S 44°14'30" E	56.57	62.83
C21	40.00	90°00'00"	N 45°45'50" E	56.57	62.83
C22	250.00	11°39'03"	N 84°55'59" E	50.75	50.84
C23	290.00	05°45'39"	N 09°31'53" E	26.15	26.16
C24	310.00	05°36'37"	N 09°34'55" E	19.53	19.53

FINAL PLAT OF COBB FARM PHASE 2

OUT OF THE T. CASSIDY SURVEY, ABSTRACT NO. 236 IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS 32.492 ACRES / 78 RESIDENTIAL LOTS 2 COMMON AREAS.

SHEET 1 C

AGENDA ITEM #6

PACKET #33

- NOTES:
- 1.) BEARING BASIS IS THE WEST LINE OF A CALLED 117.3307 ACRE TRACT OF LAND DESCRIBED IN DEED TO BEAZER HOMES TEXAS, L.P., RECORDED IN COUNTY CLERKS FILE NO. 2004-132951, DEED RECORDS, DENTON COUNTY, TEXAS.
 - 2.) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS", UNLESS OTHERWISE NOTED.
 - 3.) ALL ALLEY RIGHT-OF-WAYS ARE 18 FEET WIDE, UNLESS OTHERWISE NOTED.
 - 4.) SUBJECT TRACT LIES WITHIN ZONE X, DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48085C0265 G, DATED JANUARY 19, 1996.
 - 5.) SUBJECT TRACT IS ZONED SF-3, SINGLE FAMILY.
 - 6.) ALL COMMON AREAS, LANDSCAPED AREAS, AND WALLS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - 7.) STATE PLANE COORDINATES SHOWN ARE GRID COORDINATES, NAD 83, TEXAS NORTH CENTRAL ZONE 4202, AND WERE DETERMINED BY GPS OBSERVATIONS OF THE CITY OF FRISCO GPS MONUMENTS NO. 6, 7, 8, AND 34.

NOTE ALL LOTS SHALL BE DEVELOPED TO PD-166-SF-3 (TRACT 4) STANDARDS.

NOTICE SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FOR REVIEW AND COMMENT ONLY

OWNER/DEVELOPER:
BEAZER HOMES TEXAS, L.P.
501 W. GEORGE BUSH HWY., SUITE 100
RICHARDSON, TX 75080
PH. (972) 250-3821
FAX (972) 818-6877
CONTACT: TODD MILLER

ENGINEER/SURVEYOR:
Carter-Burgess
CARTER & BURGESS, INC.
2850 EMBURY DRIVE, SUITE 200
DALLAS, TX 75247-4981
(214) 638-0145

JUNE 2006

THIS PLAT FILED IN CABINET _____ SLIDE _____ P.R.D.C.T.

FILE NO: 01-7290

Wed Jun 21 06:43:13 2006



7950 Elmbrook Dr.
Dallas, Texas 75247-4925 U.S.A.
1.214.638.0145 Fax 1.214.638.0447

October 22, 2009

City of Frisco
6101 Frisco Square Blvd., 3rd Floor
Frisco, Texas 75034

Attention: John Lettelleir
Director of Development Services

Paul Knippel, P.E.
Director of Engineering Services

Reference: Alley Requirement Waiver Request

Dear Mr. Lettelleir and Mr. Knippel:

As the representative of the Preliminary Plat for Cobb Farm Phase 2, I hereby request that the City of Frisco's Alley Requirement be waived for Lots 11-14 of Block D within the aforementioned subdivision. As set forth in Section 8.05 of the City's Subdivision Ordinance, the following requirements have been satisfied for the Cobb Farm Phase 2 community:

1. Sufficient on- and off- street parking has been provided for all lots in the development.
 - a. All lots without alley access are located on streets with 60' rights-of-way.
2. The subdivision will be designed to avoid any lot-to-lot drainage.
3. The subdivision design allows for an efficient solid waste collection pattern.
 - a. In order to avoid congestion of regular community traffic, all waste will be able to be collected in either the provided alleys.
4. Adequate area is dedicated for storm drainage facilities and utilities.
 - a. Water distribution and sanitary sewer collection lines will be located within the street rights-of-way, and all storm drain lines will be located in either the street or alley rights-of-way.

We feel that the Cobb Farm Phase 2 Subdivision as shown on the Preliminary Plat will provide the City of Frisco with a community that both promotes efficient traffic flow and satisfies all requirements set forth by the City of Frisco. Consequently, we respectfully request for the alley requirement to be waived for the previously mentioned lots.

Should you have any questions, please feel free to contact me at 214.638.0145 or by email at nathan.v.thompson@jacobs.com.

Sincerely,

JACOBS ENGINEERING GROUP INC.


Nathan Thompson, P.E.
Project Manager

NVT/shb
C3X46204.L11

Jacobs Engineering Group Inc.



City of Frisco

George A. Purefoy Municipal Center
6101 Frisco Square Blvd · 3rd Floor
Frisco, Texas 75034
Tel 972.292-5300 · fax 972.292.5388
www.friscotexas.gov

February 1, 2010

Regarding: Cobb Farm, Phase 2
Minor Waiver of Alley Access

A Minor Waiver has been granted in compliance with the requirements set forth in the Subdivision Ordinance (see Section 9.01). Cobb Farm, Phase 2 development was approved under the previously adopted Subdivision Ordinance. Improvements, including the installation of utility lines and grading, were made based on the City's approved construction plans prior to the expiration of the final plat. The development stopped due to the recession. Because the improvements have been made to the property, approving the waiver of alley access does not jeopardize the public's health, safety and general welfare. We have, therefore, approved the Minor Waiver of alley access requirements as required in Section 8.05 of the Subdivision Ordinance for Cobb Farm, Phase 2, Block D, Lots 11, 12, 13 and 14.

Paul Knippel

Paul Knippel, P.E.
Director of Engineering Services

John Lettelleir

John Lettelleir, AICP
Director of Development Service



7950 Elmbrook Dr.
Dallas, Texas 75247-4925 U.S.A.
1.214.638.0145 Fax 1.214.638.0447

January 29, 2010

City of Frisco
6101 Frisco Square Blvd., 3rd Floor
Frisco, Texas 75034

Attention: John Lettelleir
Director of Development Services

Reference: Side Lot Line Requirement

Dear Mr. Lettelleir:

As the representative of the Preliminary Plat for Cobb Farm Phase 2, I hereby request that the City of Frisco's 90 degree angle and radial requirement to alley row be waived for Lots 19-21 of Block D and Lots 17-20 of Block C within the aforementioned subdivision. This waiver is being requested because lot lines are radial to the street right of way line, which is not parallel to the centerline as shown on the plan, or the alley right of way line. The reason for this layout is to create a development that does not have lots that are abnormally larger than others on knuckles, as to not detract from the overall flow of lots. The lot lines are not detrimental to the flow of traffic, nor will they interrupt the collection of solid waste.

Should you have any questions, please feel free to contact me at 214.638.0145 or by email at nathan.v.thompson@jacobs.com.

Sincerely,

JACOBS ENGINEERING GROUP INC.


Nathan Thompson, P.E.
Project Manager

NVT/shb
C3X46204.L10



City of Frisco

George A. Purefoy Municipal Center
6101 Frisco Square Blvd · 3rd Floor
Frisco, Texas 75034
Tel 972.292-5300 · fax 972.292.5388
www.friscotexas.gov

February 1, 2010

Regarding: Cobb Farm, Phase 2
Minor Waiver of Side Lot Lines

The Director of Development Services grant a Minor Waiver of the requirement for side lot lines being at ninety degree (90°) angles or radial to street right-of-way lines as required in Section 8.09(e)(1) of the Subdivision Ordinance for Cobb Farm, Phase 2, Block C, Lots 17, 18, 19 & 20 and Block D, Lots 19, 20 & 21. A Minor Waiver has been granted in compliance with the requirements set forth in the Subdivision Ordinance (see Section 9.01), because:

1. The affected lots meet the minimum lot size,
2. The affected lots have a typical building envelope, and
3. Granting a Minor Waiver will not create any unusual configuration that would require variances for development.

A handwritten signature in black ink, appearing to read "John Lettelleir", with a long horizontal line extending to the right.

John Lettelleir, AICP
Director of Development Services

AGENDA ITEM # 7.

April 13, 2010

**Public Hearing-
Site Plan and Replat:** Custer Star Addition, Block A, Lots 1 and 3
(SPFP10-0004 and RP10-0005)
Owner(s): Eldorado Crossing, LLC and LCG Investment Co., LP

DESCRIPTION:

A retail store on two lots on 8.9± acres on the north side of Eldorado Parkway, 500± feet west of Custer Road. Zoned Retail with a Specific Use Permit (S-169) for a Big Box. Neighborhood #6. JE

REMARKS:

Site Plan

Access: Access is provided from Eldorado Parkway.
Cross access: Cross access is provided to the east, west and north.
Parking: Parking is adequate.
Open space: Open space is adequate.
Tree Preservation: The site does not contain any protected trees.
Landscape Plan: A landscape plan has been submitted for staff review.
Façade Plan: A façade plan has been submitted for staff review.
Additional Information: The site plan conforms to the preliminary site plan approved by the Planning & Zoning Commission on July 22, 2008.

Replat

The purpose of the replat is to move the property line between Lots 1 and 3 to allow for Lot 3 to have access via the fire lane, access, and utility easement on the west side. The replat also abandons right-of-way dedications along Eldorado Parkway that are not required. This was approved by the City's Traffic Engineer.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Final Plat prior to Final Acceptance.
4. Additions and/or alterations resulting from Engineering Services' review of construction plans.

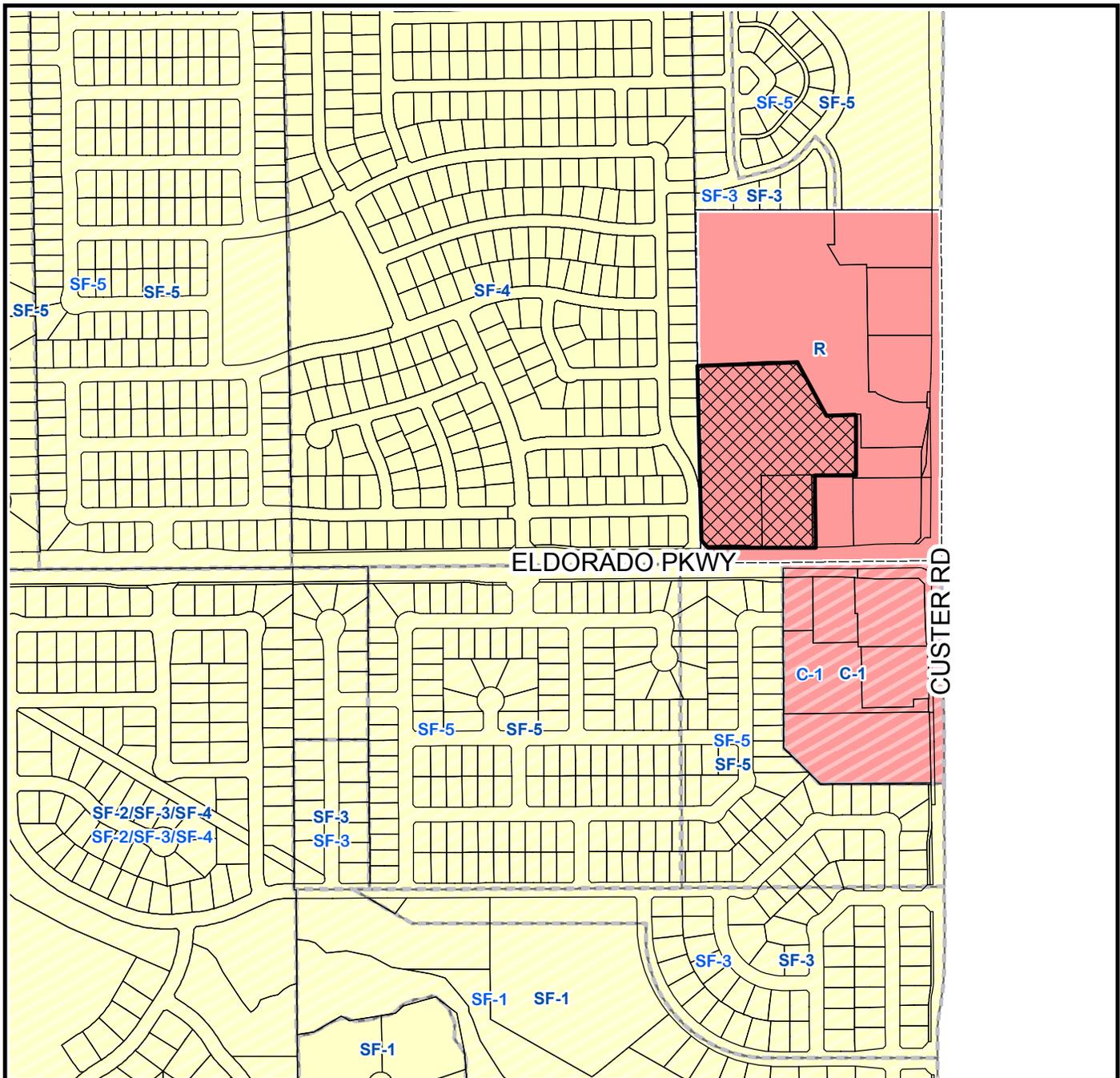
Replat

As submitted.

SPFP10-0004 & RP10-0005

Custer Star Addition

Block A, Lots 1&3



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 325
 DALLAS, TEXAS 75230
 (972) 490-7090
 Texas Engineers Registration No. 89
 Texas Surveyors Registration No. 10000

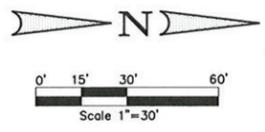
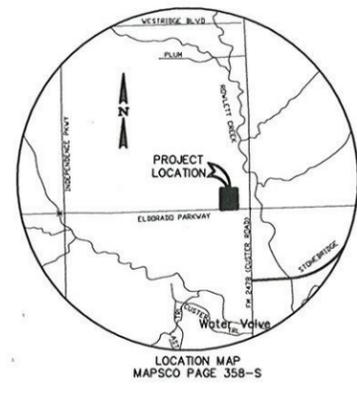
TERENCE C. YOUNG
 85337
 REGISTERED PROFESSIONAL ENGINEER

ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
 CITY OF FRISCO
 COLLIN COUNTY, TEXAS
 ELDORADO CROSSING, LLC
 7001 PRESTON ROAD SUITE 500
 DALLAS, TEXAS 75205

SITE PLAN
 BLOCK A, LOT 3
 CUSTER STAR SHOPPING CENTER
 FRISCO, TEXAS

Scale: 1"=30'
 Date: 02/08/10
 File: 19945-3-SITE.DWG
 Project No.: 19945.00

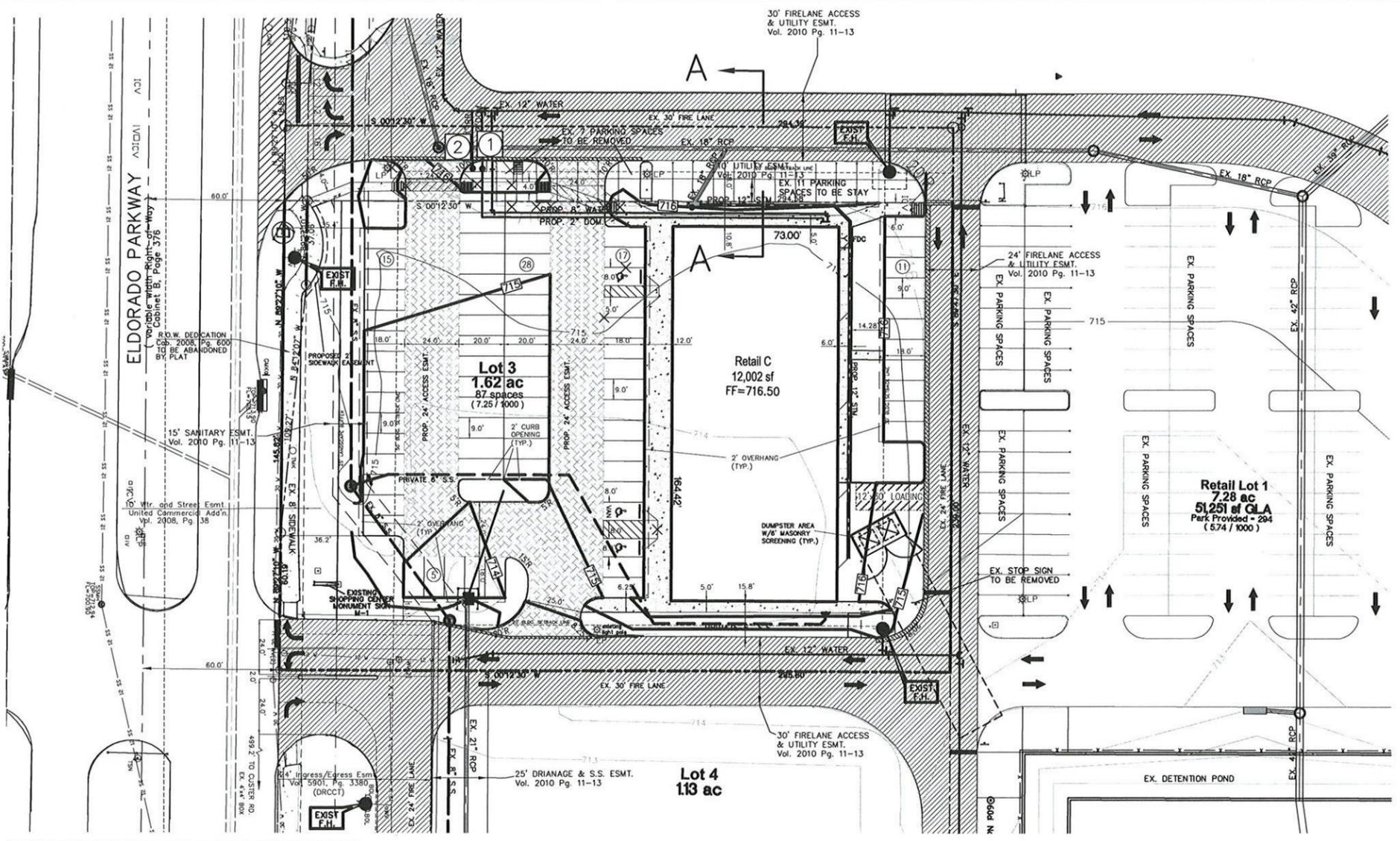
SHEET
 1



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer

●	Ex. Fire Hydrant
+	Ex. Stop Sign
+	Proposed Stop Sign
⊙	Ex. Light Pole
○	Ex. Storm Manhole
⊙	Ex. Sanitary Sewer Manhole
+	Ex. Water Valve
▨	EX. Fire Lane
▨	Proposed 24' Access Easement



SITE DATA TABLE

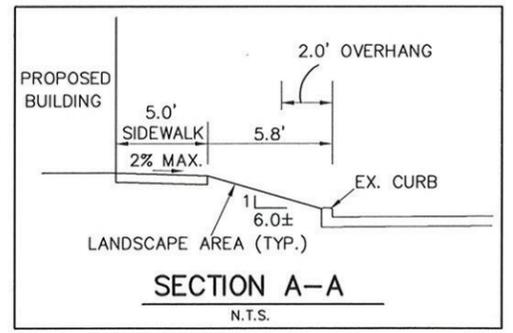
LOCATION:	CUSTER RD. & ELDORADO PKY. FRISCO, TEXAS	
SUBDIVISION:	CUSTER STAR ADDITION BLOCK A, LOT 3	
SITE AREA:	1.619 AC. (70,528 S.F.)	
ZONING:	RETAIL W/A SPECIFIC USE PERMIT (S-169) FOR A BIG BOX	
PROPOSED USE:	RETAIL	
LOT COVERAGE DATA:		
FLOOR AREA RATIO	0.17 : 1.0	
IMPERVIOUS AREA	86.16% / 60,768 S.F.	
PERVIOUS	13.84% / 9,760 S.F.	
PARKING SUMMARY:	REQUIRED	PROVIDED
1 SPACE PER 200 S.F. FLOOR AREA		28
PARKING SPACES (9'x20')	*	28
PARKING SPACES (9'x18')	*	56
HANDICAP SPACES	3	3
TOTAL SPACES	60	87
BUILDING DATA:		
BUILDING	1 STORY	
PEAK HEIGHT	35'	
MEAN HEIGHT	35'	
TOTAL SQUARE FOOTAGE	12,002 S.F.	
LANDSCAPING:		
INTERIOR LANDSCAPING REQUIRED:	1,305 S.F.	
INTERIOR LANDSCAPING PROVIDED:	MIN. 1,458 S.F.	
OPEN SPACE REQUIRED (7%):	4,937 S.F.	
OPEN SPACE PROVIDED:	MIN. 7,525 S.F.	

WATER METER TABLE

NO.	DESCRIPTION	SIZE
1	PROP. DOMESTIC METER	2"
2	PROP. IRRIGATION METER	1"

Site Plan Notes

- Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
 - Building of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Building Inspection Division approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
- FLOOD NOTE:**
 According to Community Panel No. 48085C0265 J, dated JUNE 2, 2009, of the Federal Emergency Management Agency Flood Insurance Rate Map of Collin County, this property lies within Zone X.
 Zone X - Area determined to be outside the 0.2% annual chance floodplain.



- NOTE:**
- ALL PARKING SPACES WITH 9'x18' SHALL PROVIDE 2' OVERHANG.
 - ALL ROOF DRAIN SHALL TIE TO THE STORM WATER PIPING SYSTEM.
 - 8' SIDEWALK ALONG ELDORADO PARKWAY.
 - 4' MINIMUM SIDEWALK WITHIN THIS LOT.
 - BLDG. HEIGHT= 35' MAX. (1 STORY).
 - HANDICAP PARKING TO BE PROVIDED PER ADA STANDARDS.
 - RETAIL - 1 PARKING SPACE PER 200 SF OF BLDG. AREA.
 - NO FLOOD PLAIN EXISTS ON THIS LOT.
 - NO EXISTING TREES ON THIS LOT.
 - PARTIAL LOT 3 IS DESIGNED DRAIN TO REGIONAL DETENTION POND AND THE REST AREA IS DESIGNED DIRECT DRAIN TO THE EXISTING 21" PIPE WITHOUT DETENTION BY WINKELMANN & ASSOCIATES INC. ON PLAN DATED 10/26/2009.

BENCHMARK:
 Standard City of Frisco monument #14 located just north of Rolater Dr. in the center median of Custer Rd. at the intersection of Rolater Dr. and Custer Rd. The monument is located 13' east of the west back of curb of the center median, 32' east of the west back of curb of the center median, and 122' north of the southern most back of curb of the center median. Elev. 690.92

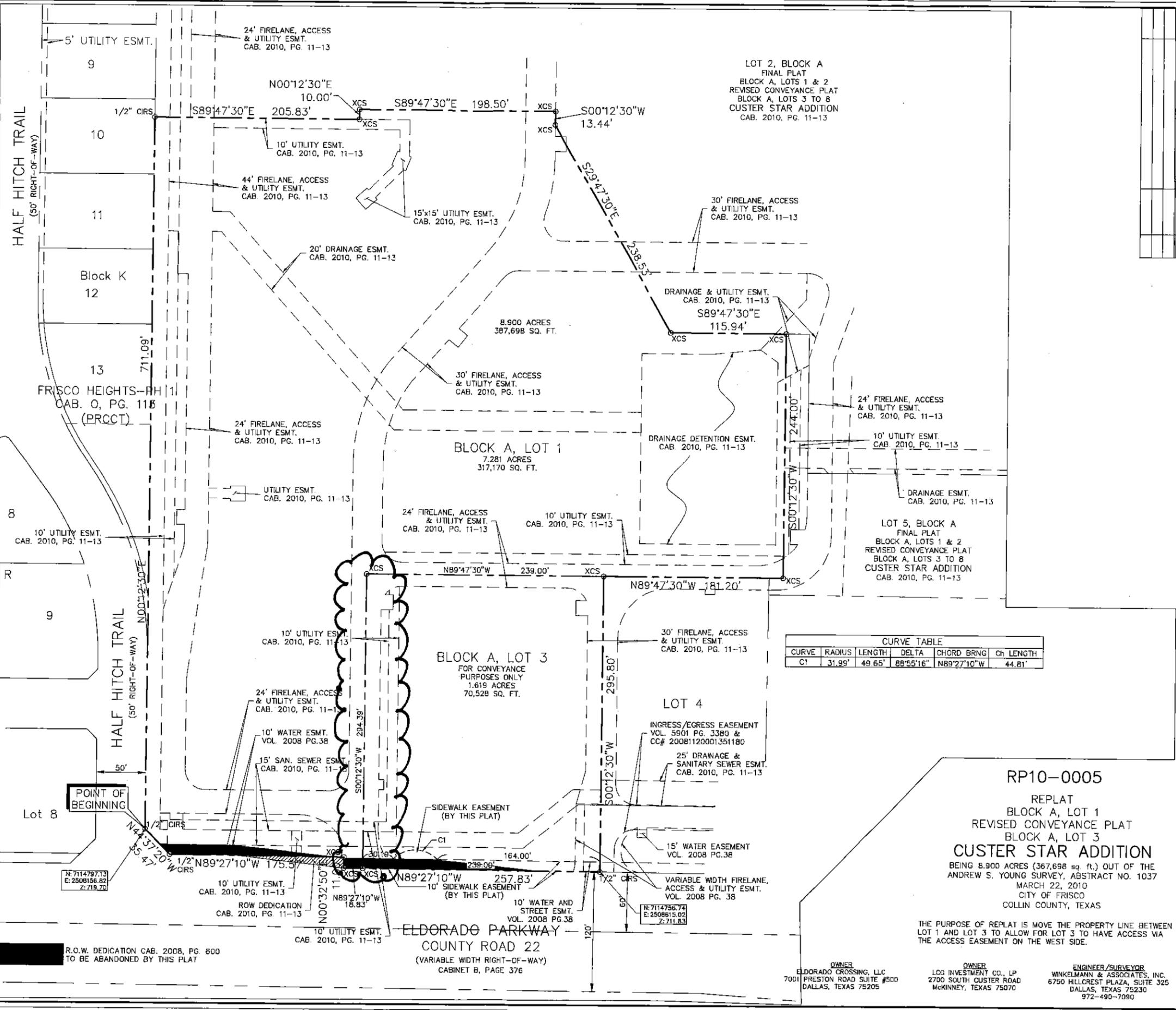
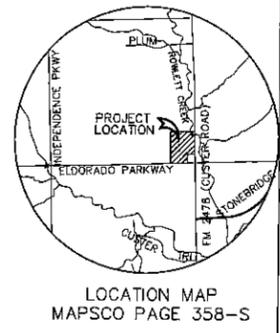
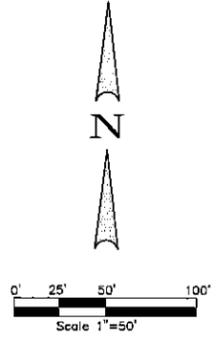
Standard City of Frisco monument #15 located just north of FM 3537 in the center median of Custer Rd. at the intersection of FM 3537 and Custer Rd. The monument is located 57' south of an inlet lid, 130' north of a traffic sign, 32' west of the east back of curb of the center median, and 12' east of the west back of curb of the center median. Elev. 711.75

SPFP10-0004

SITE PLAN
 CUSTER STAR ADDITION
 BLOCK A, LOT 3
 1.62 ACRES

ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
 CITY OF FRISCO
 COLLIN COUNTY, TEXAS

OWNER: ELDORADO CROSSING, LLC 7001 PRESTON ROAD SUITE 500 DALLAS, TEXAS 75205	ENGINEER / SURVEYOR: WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 (972) 490-7090 (972) 490-7099 FAX
--	---



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	Ch LENGTH
C1	31.99'	49.65'	88°55'16"	N89°27'10"W	44.81'

LEGEND

XCS	Cut "X" in Concrete Set
CIRS	Capped Iron Rod Set
AMP	Aluminum Monument Found
Δ	Control Monument
DRCCT	Deed Records of Collin County Texas
PRCCT	Plat Records of Collin County Texas

FLOOD NOTE:
 According to Community Panel No. 48065C0265 J, dated JUNE 2, 2009, of the Federal Emergency Management Agency Flood Insurance Rate Map of Collin County, this property lies within Zone X.
 Zone X - Area determined to be outside the 0.2% annual chance floodplain.

R.O.W. DEDICATION CAB. 2008, PG. 600 TO BE ABANDONED BY THIS PLAT

THE PURPOSE OF REPLAT IS MOVE THE PROPERTY LINE BETWEEN LOT 1 AND LOT 3 TO ALLOW FOR LOT 3 TO HAVE ACCESS VIA THE ACCESS EASEMENT ON THE WEST SIDE.

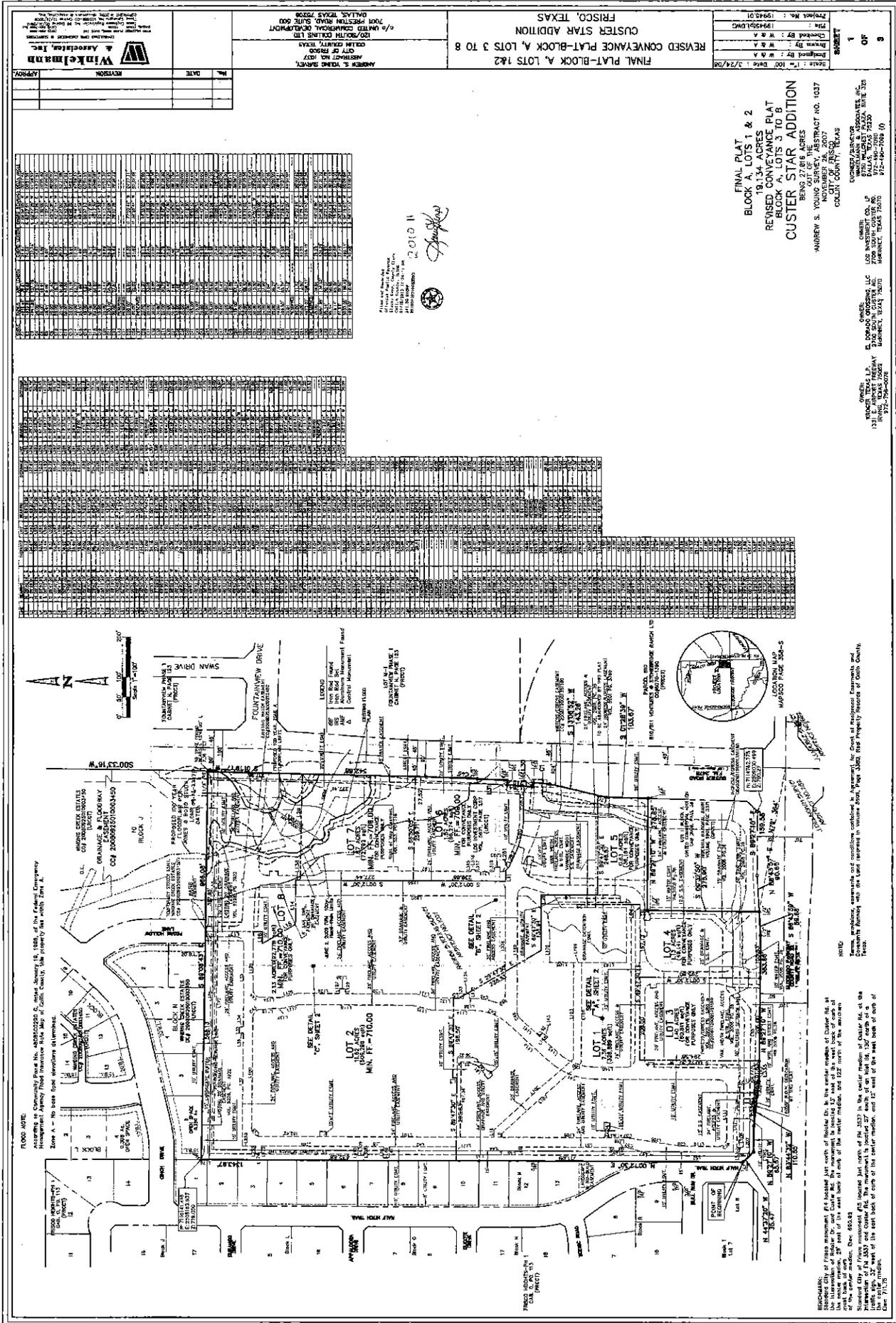
OWNER
 ELDERADO CROSSING, LLC
 7001 HILLCREST PLAZA SUITE 500
 DALLAS, TEXAS 75205

OWNER
 LCG INVESTMENT CO., LP
 2700 SOUTH CUSTER ROAD
 MCKINNEY, TEXAS 75070

ENGINEER/SURVEYOR
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 972-490-7090

APPROVED	Winkelmann & Associates, Inc.
REVISION	CONROLLING CIVIL ENGINEERS & SURVEYORS
DATE	DATE
No.	No.
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037	
CITY OF FRISCO	
COLLIN COUNTY, TEXAS	
ELDERADO CROSSING, LLC	
7001 HILLCREST PLAZA, SUITE 500	
DALLAS, TEXAS 75205	
REPLAT	BLOCK A, LOT 1
REPLAT	REVISED CONVEYANCE PLAT
REPLAT	BLOCK A, LOT 3
REPLAT	CUSTER STAR ADDITION
Date	03.05.10
Scale	1" = 50'
File	19945CONVPT-new
Project No.	Project No.
SHEET	1 OF 1

FILED PLAT



Winkelmann & Associates, Inc.
 1201 SOUTH COLLINS LANE
 SUITE 200
 FORT WORTH, TEXAS 76104
 PHONE: 817-339-1111
 FAX: 817-339-1112
 WWW: WWW.WINKELMANN.COM

APPROVED: _____ DATE: _____
 REVISION: _____

FINAL PLAT-BLOCK A, LOTS 1&2
 REVERSED CONVEYANCE PLAT-BLOCK A, LOTS 3 TO 8
 CUSTER STAR ADDITION
 FRISCO, TEXAS

Project No.: 19943.01
 Checked By: W & A
 Drawn By: W & A
 Date: 3/24/08

Lot No.	Area (Acres)	Area (Sq. Ft.)	Remarks
1	0.134	9,216	Lot 1
2	0.134	9,216	Lot 2
3	0.134	9,216	Lot 3
4	0.134	9,216	Lot 4
5	0.134	9,216	Lot 5
6	0.134	9,216	Lot 6
7	0.134	9,216	Lot 7
8	0.134	9,216	Lot 8

2010 11
[Signature]

FINAL PLAT
 BLOCK A, LOTS 1 & 2
 REVERSED CONVEYANCE PLAT
 BLOCK LOTS 3 TO 8
 CUSTER STAR ADDITION
 BEING OUT OF THE
 ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
 CITY OF FRISCO
 COLLIN COUNTY, TEXAS

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TEXAS
 E. DONALD WESSING, LLC
 2100 SOUTH WYOMING
 SUITE 100
 FORT WORTH, TEXAS 76106
 (817) 339-9079

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TEXAS
 LOUISIANA WALKER & ASSOCIATES, INC.
 2710 WALNUT AVENUE, SUITE 200
 FORT WORTH, TEXAS 76107
 (817) 339-9079

FLOOD NOTE:
 According to Community Flood Map No. 48151-0229, Zone A, 1986, of the Federal Emergency Management Agency, Collin County, the property and nearby area are in Zone A - No special flood hazard areas.

NOTES:
 1. All measurements and conditions contained herein are subject to the terms and conditions of the Survey and Plat.
 2. The plat is subject to the plat returned to the Surveyor, Collin County, Texas, on or before the date of the Survey.

REMARKS:
 1. This plat is a reversal of the original plat of Block A, Lots 1 & 2, recorded in Public Record Book 1037, Page 1037, and is subject to the same conditions and restrictions as the original plat.
 2. The plat is subject to the plat returned to the Surveyor, Collin County, Texas, on or before the date of the Survey.
 3. The plat is subject to the plat returned to the Surveyor, Collin County, Texas, on or before the date of the Survey.

AGENDA ITEM # 8.

April 13, 2010

Public Hearing -

Specific Use Permit: Home Depot Addition, Block 1, Lot 1 (SUP09-0010)

Owner(s): HD Development Properties, LP.

DESCRIPTION:

A request for a Specific Use Permit for a Commercial Cellular Tower within a 1,100 square foot lease area on one lot on 13.0± acres on the south side of Eldorado Parkway, 465± feet west of Frisco Street. Zoned Planned Development-156-Retail. Neighborhood #46. RC

REMARKS:

The applicant, Capital Telecom Acquisitions, LLC, is requesting a Specific Use Permit for a commercial cellular tower within the parking lot of Home Depot. The gated enclosure will house an anchored 90 foot monopole structure and base platform for telecommunication equipment cabinets and meter. The monopole has been designed to conceal the cellular antennas inside the structure behind secured panels. No exterior mounted antennas will be used. The monopole also has segmented locations for future carrier antenna connections. The requested Specific Use Permit will only apply to the 1,100 square foot lease agreement area shown in Exhibit A. Exhibit B details the location of the proposed structure and its 90 foot fall zone within the parking lot.

Zoning and land use of the surrounding properties are as follows:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>	<u>Comprehensive Plan</u>
North	Multi-Family	Planned Development-166-Multi-Family-2	Residential
East	Vacant	Industrial	Industrial
South	Vacant	Retail	Mixed Use Non-Residential
West	Vacant	Planned Development-156-Retail	Mixed Use Non-Residential

The Zoning Ordinance lists four criteria in determining the appropriateness of the Specific Use Permit request. The following are the four criteria and staff's comments on each of the criteria:

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

The proposed commercial cellular tower is to be placed within a secured and screened enclosure and is compatible with the surrounding non-residential uses. The structure has been designed to be less visually intrusive to the surrounding uses and will blend in with overhead power line poles directly located to the east along Frisco Street.

2. Are the activities requested by the applicant normally associated with the requested use?

Commercial antennas are dispersed throughout the City for stronger reception for cellular phone use. The proposed commercial tower location will provide better service to this area and the ability for other carriers to co-locate within the monopole is normal for this use.

3. Is the nature of the use reasonable?

Providing a stand-alone structure with the ability for multiple co-located carrier antennas is reasonable and will lessen the need for additional towers in the future.

4. Has any impact on the surrounding area been mitigated?

The use will be screened on all four sides by an eight foot height CMU wall. Adjacent parking to the north is marked "unusable" to facilitate sight visibility for patrons around the enclosure.

SUMMARY:

In staff's opinion the request meets the four criteria for approval of the Specific Use Permit.

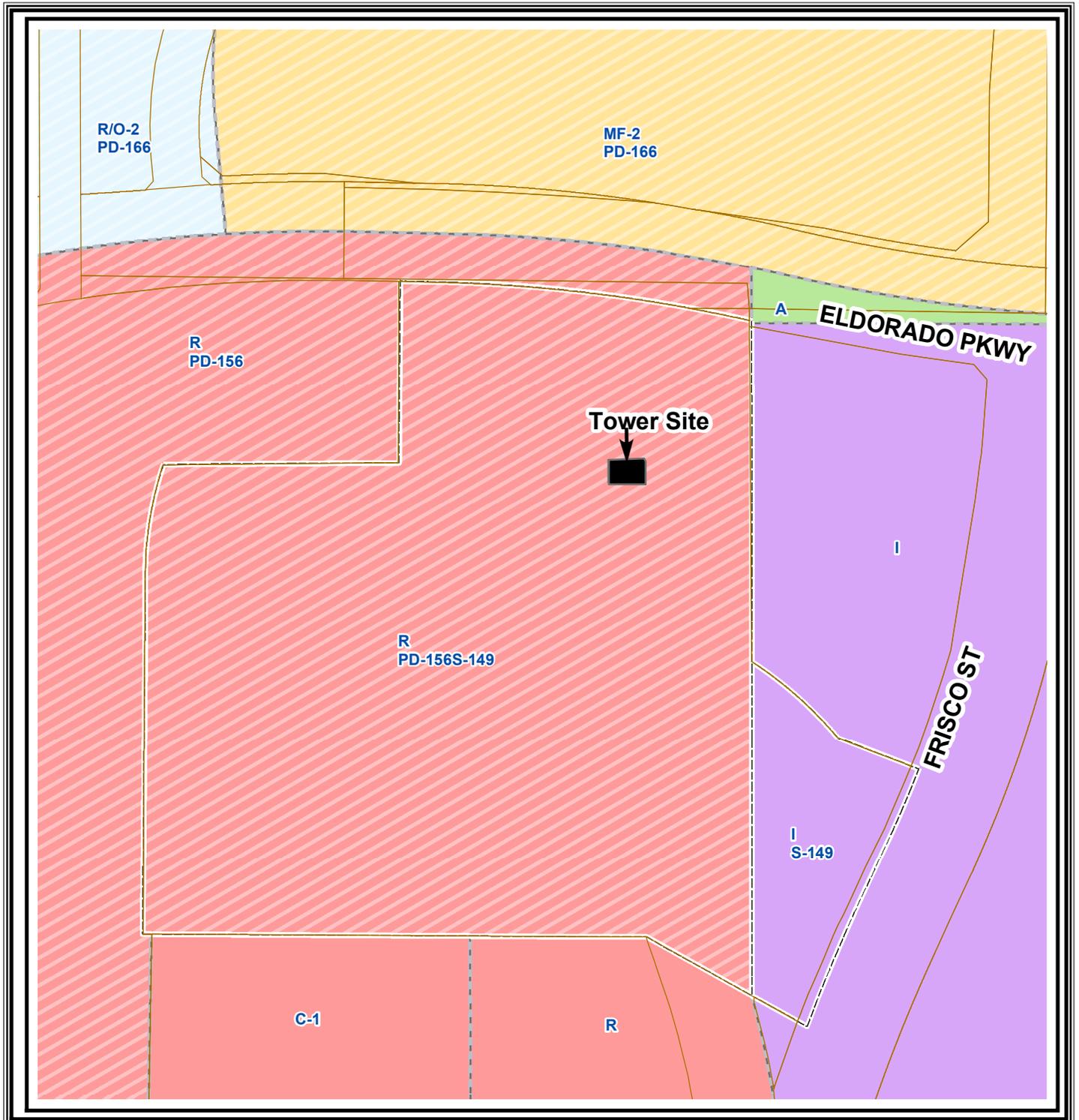
RECOMMENDATION:

Recommended for approval subject to a maximum height limitation of 90 feet for the commercial cellular tower.

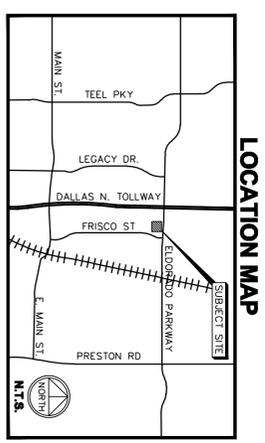
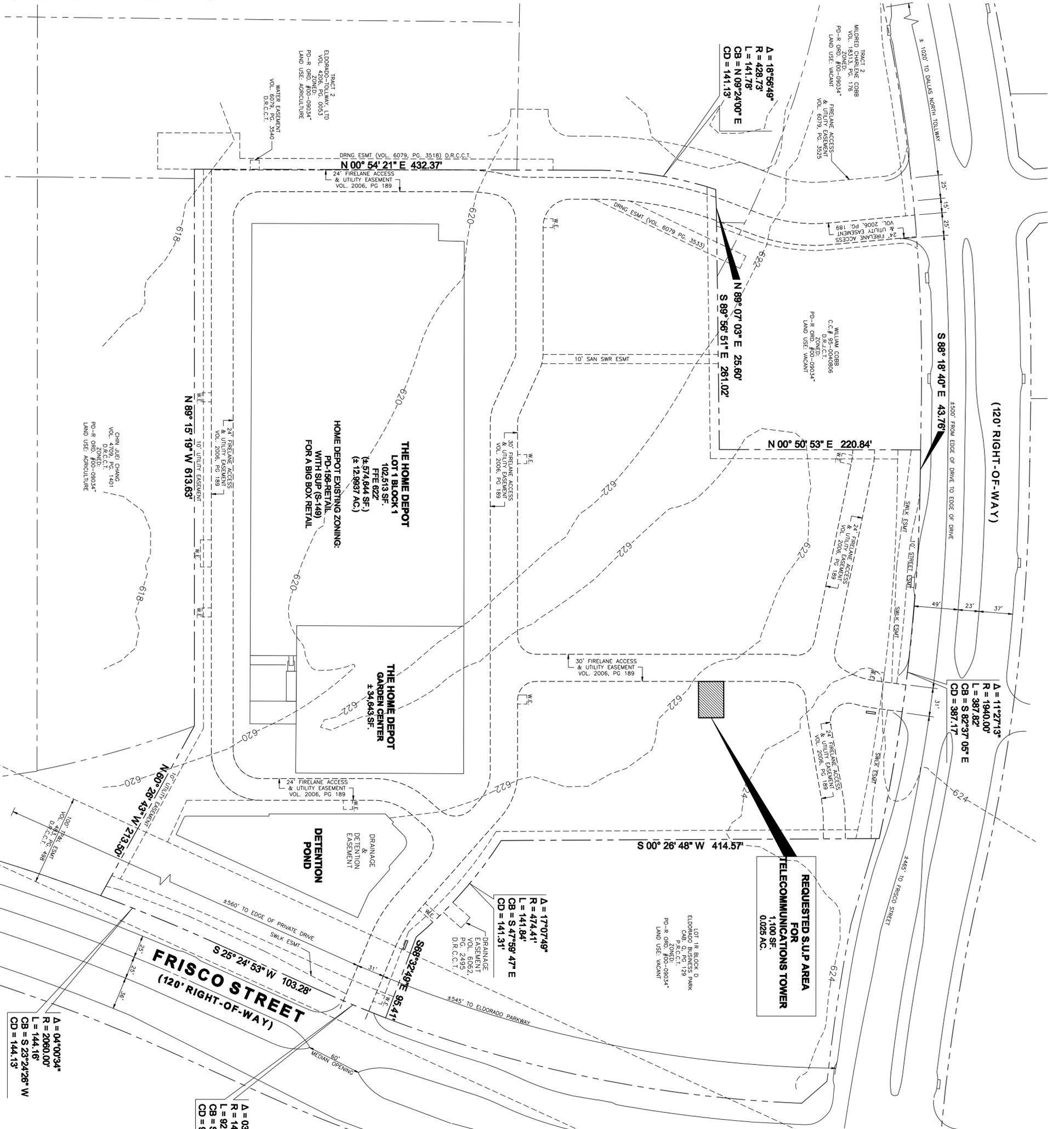
SUP09-0010

Home Depot Addition

Block 1, Lot 1



AGENDA ITEM#8.



LEGAL DESCRIPTION

EXHIBIT "A" - LEASE AREA DESCRIPTION OF A 1,100 SQUARE FOOT TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 152, COLLIN COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1, HOME DEPOT ADDITION, ACCORDING TO THE PLAT THEREOF, COLLIN COUNTY, TEXAS, VOLUME 2006, PAGE 189. PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID 1,100 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NORTHWEST CORNER OF SAID LOT 1, BLOCK 1; SAID POINT ALSO BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF FRISCO STREET (720 FEET WIDE); SAID POINTS SO BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND SAID LOT 1R, BLOCK 1, AND SAID LOT 1, BLOCK 1, AND SAID LOT 1R, BLOCK 1, COMMON LINES OF SAID LOT 1, BLOCK 1, AND SAID LOT 1R, BLOCK 1, A DISTANCE OF 55.41 FEET TO A 5/8-INCH IRON ROD WITH NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 474.41 FEET, A CHORD BEARING NORTH 47 DEGREES 55 MINUTES 38 SECONDS WEST 141.31 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 141.84 FEET HAVING A DELTA OF 17 DEGREES 07 MINUTES 49 SECONDS TO A 5/8-INCH IRON ROD WITH CAP STAMPED "5617" FOUND FOR CORNER; BEARS 11 MINUTES 59 SECONDS EAST LEAVING AN ANTERIOR CORNER OF SAID LOT 1, BLOCK 1, AND SAID LOT 1R, BLOCK 1, A DISTANCE OF 255.83 FEET TO THE SOUTHEAST CORNER OF SAID 1,100 SQUARE FOOT TRACT; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 19 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER; SAID POINT ALSO BEING ON THE EAST LINE OF 30-FOOT FIRELANE, ACCESS & UTILITY EASEMENT LINE, A DISTANCE OF 27.50 FEET TO THE NORTHWEST CORNER OF SAID 1,100 SQUARE FOOT TRACT; LEAVING SAID EASEMENT LINE, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID 1,100 SQUARE FOOT TRACT; A DISTANCE OF 14.50 FEETES THE POINTS OF BEGINNING WEST, A CONTAINING, 1,100 SQUARE FEET OR 0.0253 ACRES OF LAND, MORE OR LESS; BEARINGS ARE BASED ON THE SOUTH LINE OF THE HOME DEPOT ADDITION BEARING NORTH 89 DEGREES 15 MINUTES 19 SECONDS WEST PER THE PLAT RECORDED IN VOLUME 2006, PAGE 189, PLAT RECORDS, COLLIN COUNTY, TEXAS.

FILED PLAT INFORMATION

LOT 1, BLOCK 1, HOME DEPOT ADDITION RECORDED IN VOLUME 2006, PAGE 189, PLAT RECORDS, COLLIN COUNTY, TEXAS. FINAL PLAT FILED FOR HOME DEPOT VOLUME 2006, PG. 189

FLOODPLAIN NOTE

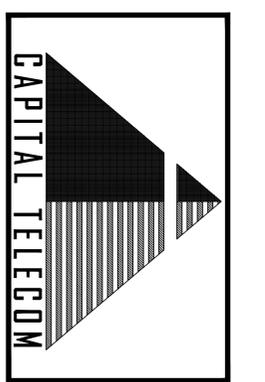
NO FLOODPLAIN EXISTS ON THE PROPERTY

THOROUGHFARE NOTE

THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.



"EXHIBIT "A" # SUP09-0010"
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO.152
 WILLIAM RODGERS SURVEY, ABSTRACT NO.780
 CITY OF FRISCO, COLLIN COUNTY TEXAS
 PREPARED: MARCH 2010



APPROVALS	
SAC MGR:	
SAC:	
OPER:	
PM:	
RF:	
CONST:	
A & E:	

NO.	DATE	REVISION DESCRIPTION
1	03/08/10	PRELIMINARY ZONING

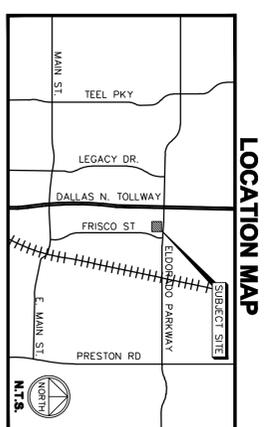
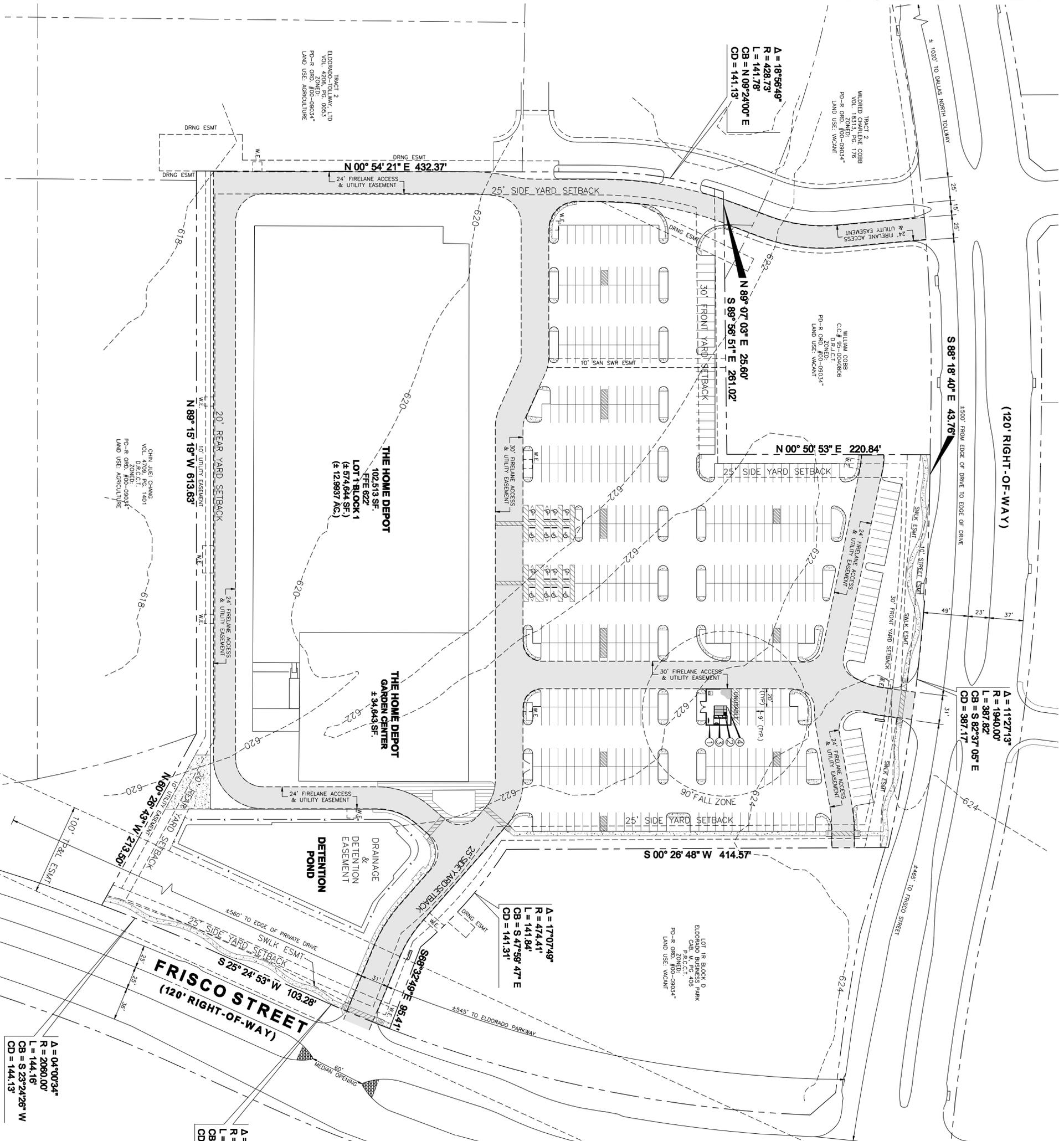
W-T
 W-T COMMUNICATIONS
 DESIGN GROUP, LLC
 WIRELESS INFRASTRUCTURE
 300115th Frisco, Suite 120
 Dallas, Texas 75234
 PH: (972) 738-0781 FAX: (972) 738-0782
 Firm Registration Number: 011754 - Exp: 09/12
 COPYRIGHT © 2010 W-T ENGINEERING, INC
 DBA: W-T COMMUNICATIONS DESIGN GROUP, LLC

STATE OF TEXAS
 SCOTT R. TRIPHANIN
 85282
 LICENSED PROFESSIONAL ENGINEER

DATE: _____ EXPIRES: 03-31-10
 PROJECT NO: T100318
 DRAWN BY: AAE
 CHECKED BY: SEL

HOME DEPOT ADDITION
 BLOCK 1, LOT 1,
 FRISCO, TX 75034
 COLLIN COUNTY

SHEET TITLE
"EXHIBIT "A" # SUP09-0010"
 SHEET NUMBER
EXH-A



SITE LOCATION INFORMATION

CAPITAL SITE ID:	HD1870-A
T-MOBILE SITE ID:	DA0191
SITE ADDRESS:	5995 ELDORADO PARKWAY FRISCO, TEXAS 75034
JURISDICTION:	CITY OF FRISCO
CURRENT ZONING:	PLANNED DEVELOPMENT-156- RETAIL W/MSU(S-149) FOR A BIG BOX RETAIL
GEOGRAPHIC COORDINATES:	N: 33° 10' 27.57" W: 96° 50' 02.12"

SITE CHARACTERISTICS INFORMATION

GROUND ELEV (A.M.S.L.):	-
STRUCTURE TYPE:	FLAGPOLE
LOCATION OF RADIO EQUIPMENT:	FLAGPOLE BASE/PLATFORM
PRIMARY USE OF STRUCTURE:	TELECOMMUNICATIONS
PROPOSED STRUCTURE HEIGHT: (FLAGPOLE)	90'-0"
PROPOSED ANTENNA HEIGHT: (RAD CENTER)	T-MOBILE AT 88' & 82'

FACILITY NOTES

1. PROPOSED 40'X27'-6" (1,100 S.F., 0.03 AC.) COMPOUND WITH 8' HIGH CMU WALL.
2. PROPOSED 90'-0" STEALTH FLAGPOLE.
3. PROPOSED T-MOBILE EQUIPMENT MOUNTED ON NEW 15'X15' CONM PORTABLE MONOPOLE BASE.
4. REMOVAL OF 6, 9'X20' PARKING SPACES.

FLOODPLAIN NOTE

NO FLOODPLAIN EXISTS ON THE PROPERTY

FILED PLAT INFORMATION

LOT 1, BLOCK 1, HOME DEPOT ADDITION, RECORDED IN VOLUME 2006, PAGE 189, PLAT RECORDS, COLLIN COUNTY, TEXAS
FINAL PLAT FILED FOR HOME DEPOT VOLUME 2006, PG. 189

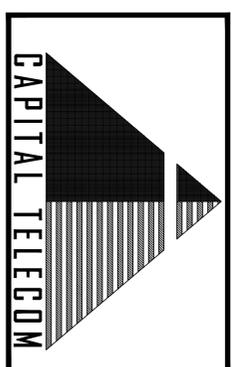
Δ = 03°41'58"
R = 1440.00'
L = 92.98'
CB = S 23°33'54" W
CD = 92.98'



OWNER: HD DEVELOPMENT PROPERTIES, LP
C/O THE HOME DEPOT USA
PO BOX 105842
ATLANTA, GA. 30348

"EXHIBIT 'B' # SUP09-0010"

APPLICANT: CAPITAL TELECOM, LLC
1500 MT. KEMBLE AVE., SUITE 203
MORRISTOWN, NJ 07960



APPROVALS

SAC MGR:	
SAC:	
OPER:	
PM:	
RE:	
CONST:	
A & E:	

NO.	DATE	REVISION DESCRIPTION
1	03/08/10	PRELIMINARY ZONING

W-T COMMUNICATIONS DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
3001 BAILEY FERRY SUITE 120
DALLAS, TEXAS 75234
PH: (972) 788-0781 FAX: (972) 788-0782
Firm Registration Number: 00117182 Exp. 09/12
Copyright © 2010 W-T ENGINEERING, INC
DBA: W-T COMMUNICATIONS DESIGN GROUP, LLC



DATE: _____ EXPIRES: 03-31-10
PROJECT NO: T100318

DRAWN BY: AAE
CHECKED BY: SEL

**HOME DEPOT ADDITION
BLOCK 1, LOT 1,
FRISCO, TX 75034
COLLIN COUNTY**

SHEET TITLE
"EXHIBIT 'B' # SUP09-0010"

SHEET NUMBER
EXH-B

PREVIOUSLY APPROVED SITE PLAN

BENCHMARK
 BM#1 RR SPIKE IN POWER POLE +/- 150' SOUTH OF THE CENTERLINE OF ELDERADO PKWY AND +/- 1230' WEST OF THE CENTERLINE OF FRISCO STREET. ELEVATION = 623.16
 BM#2 RR SPIKE IN POWER POLE +/- 70' WEST OF THE CENTERLINE OF ELDERADO PKWY AND +/- 1170' SOUTH OF THE CENTERLINE OF ELDERADO PARKWAY. ELEVATION = 621.01

SITE DATA SUMMARY TABLE:

- SINGLE LOT DEVELOPMENT:	THE HOME DEPOT
- ZONING:	FRISCO, TEXAS PD-R ORDINANCE #00-09034
- PROPOSED USE:	RETAIL USE
- LOT AREA:	13,192 ACRES, 874,843 SQ FT
- BUILDING(S):	107,188 SF
- BUILDING HEIGHT:	ONE STORY (30' @ HIGHEST POINT), (MAX HEIGHT 40')
- LOT COVERAGE:	82.3%
- TYPICAL AREA RATIOS:	23.8%
- TOTAL PARKING REQUIRED (FIRST 1,000 SF 2 PARKS, 1 SP/200 SF AFTER):	489 PARKING REQUIRED
- CYOTEL PARKING PROVIDED:	477 PARKING PROVIDED
- INTERIOR LANDSCAPE REQUIRED:	PARKING ISLANDS MUST HAVE 300 SF OF LANDSCAPE AREA
- EXTERIOR LANDSCAPE PROVIDED:	ALL PARKING ISLANDS 2300 SF OF LANDSCAPE AREA, 16,813 SF
- PERVIOUSLY SURFACE:	29,828 SF
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS:	7% OF LOT AREA
- USABLE OPEN SPACE REQUIRED:	8.8% OF LOT AREA
- USABLE OPEN SPACE PROVIDED:	8.8% OF LOT AREA

SITE NOTES:

- NO FLOODPLAIN EXIST ON THE SITE
- NO NATURAL FEATURES (TREE MASSSES, FLOOD PLAINS, DRAINAGEWAYS, CREEKS) EXIST ON SITE
- BUILDING DETAILS: SEE PLAN
- STREET DETAILS: SEE PLAN
- EXISTING AND PROPOSED EASEMENTS: SEE PLAN
- DISTANCES BETWEEN DRIVEWAYS: SEE PLAN
- EXISTING AND PROPOSED UTILITIES: SEE PLAN
- PROPOSED DETENTION AREA: SEE PLAN
- PARKING 2300' SEE PLAN FOR ALL OTHER DETAILS
- NO PROPOSED DEDICATIONS AND RESERVATIONS
- THOROUGHFARES: SEE PLAN
- SCREENING LIVING SCREENS OF LOADING AREA AND BACK OF BUILDING, SEE PLAN
- CONCEPTUAL DETAIL OF LANDSCAPING: PENDING
- ONLY ONE PHASE OF DEVELOPMENT



UTILITY LEGEND

NAME	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
FACE OF CURB	---	---
DOUBLE CHECK DETECTOR CHECK	○	○
FIRE HYDRANT	○	○
DOUBLE CHECK VALVE ASSEMBLY	○	○
TAPPING SLEEVE	○	○
WATER VALVE	○	○
WATER METER	○	○
WATER REDUCER	○	○
WATER LINE	---	---
SANITARY SEWER MANHOLE	○	○
SANITARY SEWER CLEAN-OUT	○	○
SANITARY SEWER LINE	---	---
CENTER LINE OF PAVEMENT	---	---
CURB INLET	○	○
GRATE INLET	○	○
STORM DRAIN PIPE	---	---
PROPOSED FENCE	---	---

PROPOSED WATER METERS:
 12 DOMESTIC WATER METER
 1 1/2" IRRIGATION WATER METER
 2000 TO 2500 GALLONS PER DAY AVERAGE USE

SITE PLAN NOTES:
 ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.

PLANNING DEPARTMENT

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.

FIRE DEPARTMENT

1. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
3. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
4. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

BUILDING INSPECTIONS

1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
2. ALL SIGNS ARE SUBJECT TO BUILDING INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE BUILT ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENTS APPROVAL.

ENGINEERING

1. SIDEWALKS OF NOT LESS THAN FOUR (4) FEET IN WIDTH AND BARRIER FREE RAMP AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
4. ALL ELECTRICAL LINES LESS THAN 60,000 VOLTS AND COMMUNICATION UTILITIES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

PARKS DEPARTMENT

1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. FOUR-INCH (4") GLEBEVATED IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIAN.
3. ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

PAZ Commission
 Date: 7-2-2004
 Approved: [Signature]

SPPP04-0016

DATE	REVISION	MADE	CHKD

Carter-Burgess
 Carter & Burgess, Inc. 7950 Elmbrook Drive Dallas, Texas 75241
 (214) 638-0145 Metro 205-2019 Fax (214) 638-0474

FINAL SITE PLAN
 THE HOME DEPOT, INC.
 SWC OF FRISCO ST & ELDERADO PKWY
 HOME DEPOT ADDITION, LOT 1, BLDG
 CITY OF FRISCO, COLLIN COUNTY, TEX

DESIGN	DRAIN	CHECKED	SCALE	DATE	FILE
DUZAN	DUZAN	DEMH	1"=40'	ALT. 2004	01-6763

AGENDA ITEM #8

USER: c:\p1\3629a\847d5d01.prf
 PRF SCALE: 1:100000
 PEN TABLE: 65,101-151,RETAIL-151
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 D:\RD\08\02184701\CA\847d5d01.dwg
 PACKET #57

AGENDA ITEM # 9.



CITY OF FRISCO
 GEORGE A. PUREFOY MUNICIPAL CENTER
 6101 FRISCO SQUARE BLVD · 3RD FLOOR
 FRISCO, TEXAS 75034
 TEL 972.292-5300 · FAX 972.292.5388
 WWW.FRISCOTEXAS.GOV

Memorandum

To: Planning & Zoning Commission Members

From: Judy Egüez, Planner

Subject: City Council Action Update

Date: April 8, 2010

The City Council took action upon the following recommendations from the Planning & Zoning Commission at its March 25, 2010 meeting. Five of six council members were present.

Case Number and Description	Planning & Zoning Recommendation	City Council Action
SUP1993-0008 – Request to rescind Ordinance No. 94-01-08 granting a SUP for a Private Club on the southwest corner of Main Street and Seventh Street.	Approved 6-0 on January 26, 2010	Approved 5-0
SUP1996-0019 – Request to rescind Ordinance No. 96-10-08 granting a SUP for a Hotel/Motel on the southwest corner of Main Street and Seventh Street.	Approved 6-0 on January 26, 2010	Approved 5-0



DEVELOPMENT SERVICES

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER

6101 FRISCO SQUARE BLVD · 3RD FLOOR

FRISCO, TEXAS 75034

TEL 972.292-5300 · FAX 972.292.5388

WWW.FRISCOTEXAS.GOV

Memorandum**To:** Planning & Zoning Commission Members**From:** Judy Egüez, Planner**Subject:** City Council Action Update**Date:** April 8, 2010

The City Council took action upon the following recommendations from the Planning & Zoning Commission at its April 6, 2010 meeting. All Council members were present.

Case Number and Description	Planning & Zoning Recommendation	City Council Action
ZA10-0004 – Request to amend the CZO, Article 1, Section 11 pertaining to changes and amendment to all Zoning Districts and Administrative Procedures.	Approved 4-0 on March 9, 2010	Approved 6-0
SUP09-0011 – A Specific Use Permit for a Child Day Care Center on the east side of Legacy Drive, 1,260± feet south of Eldorado Parkway.	Approved 4-0 on February 9, 2010	Adopted Ordinance 6-0
SUP1993-0008 – Request to rescind Ordinance No. 94-01-08 granting a SUP for a Private Club on the southwest corner of Main Street and Seventh Street.	Approved 6-0 on January 26, 2010	Adopted Ordinance 6-0
SUP1996-0019 – Request to rescind Ordinance No. 96-10-08 granting a SUP for a Hotel/Motel on the southwest corner of Main Street and Seventh Street.	Approved 6-0 on January 26, 2010	Adopted Ordinance 6-0

<p>ZA10-0001 – A request to amend the CZO Article III, Section 3, Subsection 5.05 – General requirements of the Tollway Overlay District regarding requirements for gas pumps.</p>	<p>Approved 4-0 on March 9, 2010</p>	<p>Tabled to July 6, 2010</p>
<p>ZA10-0002 – A request to amend the CZO Article IV, Section 4, Subsection 4.07(A) Off-Street Parking Requirements and Subsection 4.07(B) Stacking requirements for Child Day Care Centers</p>	<p>Approved 4-0 on March 9, 2010</p>	<p>Approved 6-0</p>

AGENDA ITEM # 10.



DEVELOPMENT SERVICES

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Memorandum

To: Planning & Zoning Commission Members
From: John Lettelleir, AICP, Director of Development Services
Date: April 8, 2010
Subject: Discussion Items Update

During the past year the following items were brought up by Commissioners for discussion.

- Multifamily Amenities – Discussed on March 11 and August 12, 2008 with this issue to be addressed by the consultants during the Comprehensive Zoning Ordinance update project.
- Over Parking and Parking Maximums – Discussed on August 12, 2008 and at the December 3, 2008 Joint Council/Commission Workshop. The consultants on the Comprehensive Zoning Ordinance update will be asked to address this matter.
- Tree Preservation Ordinance – Strengthen tree preservation requirements with this issue to be addressed by the consultants during the Comprehensive Zoning Ordinance update project.

There were no other items brought forward by the Commission for discussion.

