



Stantec Consulting Services Inc.
12222 Merit Drive Suite #400, Dallas TX 75251

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Attention: Suzanne Porter – Planning Department

George A. Purefoy Municipal Center
6101 Frisco Square Blvd.
3rd Floor
Frisco, Texas 75034

Dear Suzanne,

Reference: Frisco Springs Development

GRBK Frisco, LLC is requesting a Major Creek Restrictions Waiver (Waiver) on the Frisco Springs Development (Preliminary Plat 16-010) due to a code requirement hardship. The site location of this project is located north of Eldorado Parkway, south of the Panther Creek, east of the Burlington Northern & Santa Fe Railroad. This Waiver is being requested to waive the code restrictions pertaining to an isolated condition located on one lot located on the northeast portion of the development. GRBK Frisco, LLC is requesting to waive the required 25' sideyard setback restriction and allow for the 7.5' sideyard width along the eastern property edge of Lot 11 Block N.

Section 2.03.e.2 – Major Creek Restrictions found in the City of Frisco's Subdivision Ordinance allows for the Commission to waive any of the dedication requirements. Section 2.02.B.7.b restricts the cul-de-sac block length to a maximum length of 600' from R.O.W. Line to the center of the Cul-De-Sac bulb. Section 2.03.e.6.c of the code states a minimum of 50% of an adjacent cul-de-sac bulb shall be open to the major creek and no residential lot shall encroach within the area between this line and the major creek. A 12' wide pathway (Hike and Bike Trail) shall be provided to the major creek. Section 2.03.e.7 of the code states and requires that any side lot adjacent to a major creek shall provide a twenty-five (25') building setback (see Diagram 8.03-2).

There are multiple code restrictions impacting the development of the lot at the end of the cul-de-sacs. The block length on the Cul-De-Sac is less than 600 feet. More than 50% the bulb at the end of the cul-de-sac has been left open as required. A Hike and Bike Trail is to be constructed as part of the subdivision plans and is located within this open space area and set back off the erosion hazard setback. The lot layout as presented on the preliminary plat complies with the previously mention code restrictions.

GRBK Frisco, LLS's understanding of the objective of the major creek requirements is to restrict land development of areas directly next to waterways where the floodplain and erosion may adversely impact developed lots adjacent to the creek. The reduction of the 25' required sideyard setback to a lot specific 7.5' width setback conceptually conforms the objective of the major creek restrictions because of the amount of open space (approximately 150 feet) between the edge of the lot to the tributary of Panther Creek. GRBK Frisco, LLC is requesting the City of Frisco to waive

Design with community in mind



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the required "any side lot 25' setback" to be waived because the intent of the major creek restriction is met based on the lot layout of the site and open space between the creek and adjacent buildings are met.

Regards,

STANTEC CONSULTING SERVICES INC.

Travis Mondok P.E.
Project Manager
Phone: (972) 991-0011
Travis.Mondok@stantec.com