



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

To: Honorable Mayor and City Council

CC: George Purefoy, City Manager
John Lettelleir, FAICP, Director of Development Services

From: Anthony Satarino, Sr. Planner

Date: October 26, 2016

Subject: Planning & Zoning Commission Site Plan and Plat Approvals

In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or preliminary plat by submitting a written notice of appeal to Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, and/or conveyance plats approved by the Planning & Zoning Commission at their October 25, 2016 meeting.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Conveyance Plat: Lebanon-Parkwood Addition, Block A, Lots 2, 4 & 5 (CP16-0027)

Owner(s): The Rudman Partnership

Description:

One Restaurant with a Drive-Thru, one Bank with Drive-Thru, and one Retail building on three lots on 9.2± acres on the east side of Parkwood Boulevard, 300± feet north of Lebanon Road. Zoned Commercial-1. Neighborhood #23. JF

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Aspens at Wade Park, Block A, Lot 1 (FP16-0067)

Owner(s): The Aspens at Wade Park LP

Description:

A retirement housing facility on one lot on 5.4± acres on the southeast corner of Legendary Drive and John Hickman Parkway. Zoned Planned Development-242-Residential. Neighborhood #30. AS

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Frisco Soccer and Entertainment Complex, Block D, Lot 1B (FP16-0072)
Owner(s): Slim Street NADG Technology

Description:

A restaurant on one lot on 1.3± acres located on the southeast corner of Dallas Parkway and Technology Drive. Zoned Planned Development 188/Office-2. Neighborhood #46. JF

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Richwoods, Phase 27 (FP16-0073)

Owner(s): Richwoods Development Company, LLC

Description:

84 Single Family-7 lots, 14 Single Family-8.5 lots, six Homeowners' Association lots and one private street lot on 26.0± acres on the south side of Inspiration Avenue, 1,300± feet west of Kerry Drive. Zoned Planned Development-140-Single Family-7, Planned Development-141-Patio Home, and Planned Development-144-Single Family-8.5 with a Specific Use Permit (S-201) for a Private Street Development. Neighborhood #26. SP

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Richwoods, Phase 11B (FP16-0074)

Owner(s): Richwoods Development Company, LLC

Description:

11 Single Family-7 lots, 27 Single Family-8.5 lots, six Homeowners' Association lots and one private street lot on 13.0± acres on the northwest corner of Kelmscot Drive and Independence Parkway. Zoned Planned Development-143-Patio Home, Planned Development-144-Single Family-8.5, and Planned Development-146-Single Family-7, with a Specific Use Permit (S-201) for a Private Street Development. Neighborhood #26. SP

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: The Hills of Crown Ridge, Phase 1 (FP16-0075)

Owner(s): Lennar Homes of Texas Land & Construction, Ltd.

Description:

83 Single Family-7 lots and nine Homeowners' Association Lots on 37.2± acres on the south side of Rockhill Road, 3,050± feet east of Preston Road. Zoned Planned Development-252-Single Family-7. Neighborhood #4. SP

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Frisco Lakes by Del Webb, Village 3 (FP16-0076)

Owner(s): PULTE HOMES of TEXAS

Description:

111 Patio Home lots and four common area Homeowners' Association lots on 21.4± acres on the west side of Chalk Bluff Drive, 1,300± feet south of West Stonebrook Parkway. Zoned Planned Development-185-Single Family-7/Patio Home/Two Family. Neighborhood #43. JF

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Avondale, Phase 1 (FP16-0077)

Owner(s): First Texas Homes

Description:

107 residential lots and 4 Homeowners' Association lots on 40.3± acres on the north side of Westridge Boulevard, 800± feet east of Coit Road. Zoned Planned Development-206-Single Family-7/Single Family-8.5/Single Family-10. Neighborhood #5. JF

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Final Plat: Waterstone 423 Retail Addition, Block A, Lot 5 (FP16-0084)

Owner(s): Denton County

Description:

An office building on one lot on 4.8± acres on the south side of Lebanon Road, 250± west of FM 423. Zoned Retail. Neighborhood #43. AS

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant
FROM: Alaina Helton, Planner
SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016
Preliminary Plat: Park 25, Phases 1 & 2 (PP15-0029)
Owner(s): Frisco Economic Development Corporation

Description:

14 lots on 228.6± acres located on the north side of Rockhill Parkway, 835± feet west of Preston Road. Zoned Industrial and Commercial-1. Neighborhood #3. AH

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved subject to additions and/or alterations resulting from Engineering Services' review of construction plans.

The Preliminary Plat will expire on 10-25-2018.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant
FROM: Anthony Satarino, Sr. Planner
SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016
Preliminary Plat: Edgestone at Legacy North (PP16-0004)
Owner(s): HT Stonebrook Land I LP

Description:

113 Patio Home lots, 144 Single Family-7 lots, 39 Single Family-8.5 lots and nine Homeowners' Association lots on 95.6± acres on the northwest corner of Legacy Drive and Stonebrook Parkway. Zoned Planned Development-167-Single Family-10/Single Family-8.5/Single Family-7/Patio Home. Neighborhood #41. KM

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved subject to:

1. Staff approval of a Landscape Plans; and
2. Additions and/or alterations resulting from Engineering Services' review of construction plans.

The Preliminary Plat will expire on 10-25-2018.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant
FROM: Anthony Satarino, Sr. Planner
SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016
Preliminary Plat: Frisco Springs (PP16-0010)
Owner(s): GRBK Frisco, LLC

Description:

154 Townhome lots, 58 Patio Home lots, and 114 Single Family lots (Cluster Homes) on 96.7± acres on the north side of Eldorado Parkway, 1,700± feet west of Rogers Road. Zoned Planned Development-2-Business Center. Neighborhood #10. SP

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved subject to:

1. Staff approval of a Landscape Plan;
2. Planning & Zoning Commission approval of a major waiver to the Major Creek requirements; and
3. Additions and/or alterations resulting from Engineering Services' review of construction plans.

The Preliminary Plat will expire on 10-25-2018.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Preliminary Site Plan: Frisco Square, Phase 3, Block A, Lots 1-9 (PSP16-0015)

Owner(s): FS Land Development

Description:

260 urban living units on one lot, and associated infrastructure on eight lots on 28.0± acres on the north side of Cotton Gin Road, 350± feet east of the Dallas North Tollway. Zoned Planned Development-153-Mixed Use. Neighborhood #21. KM

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved the item as submitted.

The Preliminary Site Plan will expire on 10-25-2018

cc: Result memo staff distribution list



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Preliminary Site Plan &

Revised Conveyance Plat: Four Corners Shopping Center, Block A, Lots 1-17
(PSP16-0029 & CP16-0023)

Owner(s): Rudman Partnership

Description:

13 Retail/Restaurant buildings, one Big Box with Accessory Gas Pumps, a Neighborhood Theater, Automotive Repair-Minor, one Restaurant with Drive-Thru, one Bank with Drive-Thru and 740 Urban Living units on 17 lots on 83.8± acres on the southwest corner of FM 423 and US 380. Zoned Planned Development-254-Retail/Multifamily/Single Family-7. Neighborhood #50. AS

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

Preliminary Site Plan

The Planning & Zoning Commission approved the item as submitted.

Conveyance Plat

The Planning & Zoning Commission approved the item as submitted.

The Preliminary Site Plan will expire on 10-25-2018

cc: Result memo staff distribution list



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Preliminary Site Plan & Conveyance Plat:

Artistry at Edgestone, Block A Lot 1 (PSP16-0030 & CP16-0028)

Owner(s): HT Stonebrook Land II LP

Description:

A Senior Living Facility on one lot on 18.0± acres on the west side of Legacy Drive, 1,200± feet south of Stonebrook Parkway. Zoned Planned Development-245-Office-1. Neighborhood #39. KM

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

Preliminary Site Plan

The Planning & Zoning Commission approved subject to staff approval of the preliminary façade plan.

Conveyance Plat

The Planning & Zoning Commission approved the item as submitted.

The Preliminary Site Plan will expire on 10-25-2018

cc: Result memo staff distribution list



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, October 25, 2016

Public Hearing –

Preliminary Site Plan: Edgestone at Legacy (PSP16-0031)

Owner(s): HT Stonebrook Land, LP

Description:

A Licensed Child-Care Center on one lot on 5.6± acres on the southwest corner of Legacy Drive and Stonebrook Parkway. Zoned Planned Development-167-Single Family-10/Single Family-8.5/Single Family-7/Patio Home. Neighborhood #39. SS

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved subject to City Council approval of Specific Use Permit for a Licensed Child-Care Center (SUP16-0016).

The Preliminary Site Plan will expire on 10-25-2018

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Site Plan: Frisco Station District C, Block A, Lots 1-5 (SP16-0071 & CP16-0021)

Owner(s): Frisco Station Partners, LP

Description:

Two hotel buildings on five lots on 5.5± acres on the southwest corner of Frisco Green Avenue and John Hickman Parkway. Zoned Planned Development-244-Retail/Office-2/Residential. Neighborhood #31. KM

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved subject to:

Site Plan

1. Staff approval of the location and screening of the transformer locations;
2. Staff approval of the landscape plans and open space plans; and
3. Additions and/or alterations resulting from Engineering Services' review of the construction plans.

Conveyance Plat

The Planning & Zoning Commission approved the item as submitted

The Site Plan will expire on 07-25-2018.

cc: Result memo staff distribution list.



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October 26, 2016

TO: Applicant

FROM: Anthony Satarino, Sr. Planner

SUBJECT: Results of the Planning & Zoning Commission, October 25, 2016

Site Plan: Legacy Medical III, Block A, Lot 6R3 (SP16-0086)

Owner(s): Huffman Builders

Description:

Seven medical/office buildings on one lot on 5.4± acres on the east side of Legacy Drive, 590± south of Warren Parkway. Zoned Planned Development-32-Commercial-1. Neighborhood #34. JF

Result/Action:

Approved: 6-0

Denied:

Tabled:

ACTION:

The Planning & Zoning Commission approved subject to:

1. Staff approval of the landscape plan;
2. Staff approval of the façade plan;

The Site Plan will expire on 10-10-2018.

cc: Result memo staff distribution list.