



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

August 24, 2016

**TO:** Applicant

**FROM:** Amy Mathews, AICP *AM*  
Planning Manager

**SUBJECT:** Results of the Planning & Zoning Commission Meeting, August 23, 2016

**Public Hearing - Zoning:** The Tributary (Z16-0019)  
**Owner(s):** Bishop of the Catholic Diocese

**Description:**

A request to rezone 25.3± acres on southwest corner of Teel Parkway and Lebanon Road, from Planned Development-227-Townhome to Planned Development-227-Patio Home. Zoned Planned Development-227-Townhome. Neighborhood #37. KM

**Result/Action:**

**Approved: 4-1 (Commissioner Cox would like to see more 55-foot wide lots)**

**ACTION:**

The Planning & Zoning Commission recommended approval subject to:

**Exhibit "B"**

**1) Zoning District**

- a) The subject property shall be developed generally in compliance with the Zoning Exhibit, Exhibit "C".
- b) The proposed zoning shall be Patio Home (PH) Residential District, in compliance with Exhibit "C"

**2) Zoning Exhibits**

The development shall generally be in accordance with the following:

- **Exhibit "A"** – Legal Description
- **Exhibit "A-1"** – General Location of the Property
- **Exhibit "B"** – Planned Development Regulations
- **Exhibit "C"** – Zoning Exhibit
- **Exhibit "D-1"** – Screening & Fencing Plan

- **Exhibit “D-2”** – Screening & Fencing Detail
- **Exhibit “E-1 – E-4”** – Open Space Plans

### 3) Lot, Yard, and Space Regulations

#### **PH-40 Lots:**

- Front Yard: 20 feet.
- Side Yard: 5 feet for interior lots. Corner lots: 15 feet.
- Lot Area: Minimum lot area – 4,000 square feet.
- Lot Width: Minimum lot width – 40 feet.
- Maximum Lot Coverage: 65 percent

#### **PH-55 Lots:**

- Front Yard: 20 feet

### 4) Streets, Alleys, and Easements

- Alleys: All lots shall be alley-served with the proposed Zoning Planned Development (PD) for the subject property. Alleys shall be generally located in the areas shown on Exhibit “C” regardless of lot type served unless otherwise approved by the Director of Development Services at the time of Preliminary Plat.

- Thoroughfare Screening:

- A minimum 20-foot wide thoroughfare landscape edge, unencumbered by utility easements, shall be required along Lebanon Road and a minimum 25-foot wide thoroughfare landscape edge, unencumbered by utility easements, shall be required along Teel Parkway to allow for the sidewalk/trail. The final design is subject to the City’s Landscape Architect’s approval.

### 5) Building Elements

- Design of Homes:

- Homes shall have continuous gutters on each side yard. Down spouts may be located on the side yards, however they must be placed near the front or rear of the home.

- Design of Lots:

- Side yard earthen swales shall be located on the uphill side of retaining walls.
- Side yard earthen swales shall be graded to achieve a 1.25% to 1.50% longitudinal slope.

- Veneers: Natural stone or brick veneer is required on headwalls, walls, culverts, retaining walls, steps and like structures. The material palette shall be similar and complimentary to materials used throughout the development, and are subject to approval by the Director of Development Services.

- Front Porches: Lots that front onto open space shall have a front porch, as shown in exhibit C. Porches shall be allowed to encroach into the required front

setback by a maximum of ten (10) feet under the conditions noted below. In no case shall the reduction cause the minimum front yard to be less than fifteen (15) feet. Front porches shall reference section 4.07.16 Front Porch Standards from the Zoning Ordinance.

- e) Screening Walls & Fencing: Screening Walls and Fencing shall be built as depicted on Exhibit “D-1” and “D-2”.
- i. Side yard fencing shall not exceed six (6) foot in height.
  - ii. A 6-foot high ornamental metal fence shall be painted black in color and shall have 6-inch by 6-inch steel posts at beginning and termination points as well as intersections of property lines, as seen on Exhibit “D-2”.
  - iii. Fencing requirements pursuant to Section S-4 related to the boundary between open space and a single-family lot, and fencing for corner lots as depicted on Exhibit “D-1”.
  - iv. The homebuilder shall install all required open fencing with the construction of the subdivision in order to create a consistent appearance. Ornamental fencing shall have a design theme to be determined at the time of preliminary plat approval.

**6) Landscaping, Trails, and Open Spaces**

a) Open Space:

- i. The minimum amount of open space within the Planned Development shall be 2.4± acres as represented on Exhibit “C”, which is roughly 10% of the total gross area of the Planned Development.
- ii. The balance of the City’s standard open space requirement shall be satisfied by the improvement of approximately 1.3± acres immediately adjacent to the west property line of the Planned Development proposed within the City Park property.
- iii. All park proposed ownership and maintenance shall remain the responsibility of the City of Frisco Parks Department.
- iv. The combination of these two areas provides a total of 3.7± acres of green space, being slightly greater than 15% of the total gross area of the Planned Development.
- v. Open space areas maybe passive or active use areas and shall be improved as shown in Exhibit “E-1 thru E-3” – final design shall be approved by the City’s Director of Development Services and Landscape Architect at the time of Construction Documents.
- vi. Open Spaces shall be built in accordance with Exhibits, “E-1”, “E-2”, “E-3” and “E-4.” Deviations are subject to the Director of Development Services’ review and approval.

- b) Trails: Trails shall be generally constructed in accordance with Exhibit “C”. Adjustments in the trail alignment may be made due to topography and subject to the approval of the Director of Parks & Recreation.
- i. All trails shall connect into existing Hike and Bike trail network.
  - ii. Final location and design of the proposed trails shall be finalized prior to the submittal of a preliminary plat. A minimum twenty-five foot (25’) wide, level ground surface shall be provided for a twelve-foot (12’) wide public hike-and-bike trail. This area shall be free and clear of easements.

**Final approval requires actions by the City Council.**

cc: Result memo staff distribution list