



**WORK SESSION OF THE  
FRISCO CITY COUNCIL  
GEORGE A. PUREFOY MUNICIPAL CENTER  
MCCALLUM ROOM, 4TH FLOOR  
6101 FRISCO SQUARE BLVD.  
FRISCO, TEXAS 75034**

**4:00 PM**

**MONDAY, OCTOBER 03, 2016**

**MINUTES**

**CALL TO ORDER**

Mayor Maher Maso called the meeting to order at 4:03 p.m. with a quorum present.

**ROLL CALL**

Mayor	Maher Maso	Present
Mayor Pro-Tem	Will Sowell	Present
Deputy Mayor Pro-Tem	Tim Nelson	Absent
Council Member	Scott Johnson	Present
Council Member	Bob Allen	Present
Council Member	Shona Huffman	Present
Council Member	Bill Woodard	Present

Representing Staff: George Purefoy, City Manager; Henry Hill, Deputy City Manager; Nell Lange, Assistant City Manager; Jenny Page, City Secretary; Kristi Morrow, Assistant City Secretary; Department Directors, and other staff members.

**REGULAR AGENDA**

1. Presentation and discussion regarding Commercial Design Strategies.

Development Services Director John Lettelleir opened the discussion and introduced Senior Planner Anthony Satarino. Mr. Satarino presented information (Exhibit A) on Commercial Open Space and asked for comments or direction

from Council.

**ADJOURN**

Council Member Bob Allen moved to adjourn at 4:46 p.m. Mayor Pro-Tem Will Sowell seconded the motion. All were in favor and the motion carried unanimously 5 – 0.

Approved this 15<sup>th</sup> day of November 2016.

\_\_\_\_\_  
Maher Maso, Mayor

ATTEST:

\_\_\_\_\_  
Kristi Morrow, Assistant City Secretary

*Please note these are preliminary results and are not official until approved at the next scheduled meeting. Approved/signed minutes are available at [www.friscotexas.gov/docs](http://www.friscotexas.gov/docs).*

EXHIBIT A



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**COMMERCIAL OPEN SPACE**  
**City Council**

**October 3, 2016**



**Commercial Open Space**

Discussion of Commercial Open Space as it relates to the following land uses:

- Retail
- Office
- Hotel
- Industrial
- Car dealership



## Commercial Open Space

### City Council has asked Staff to raise the bar

- Emerging Trends in development
  - Retail as entertainment space
  - People eat out more
  - The Third Place
  - Recent studies by ULI & Biznow
- Historically, centers that embrace open space principles have better long-term value for the City.

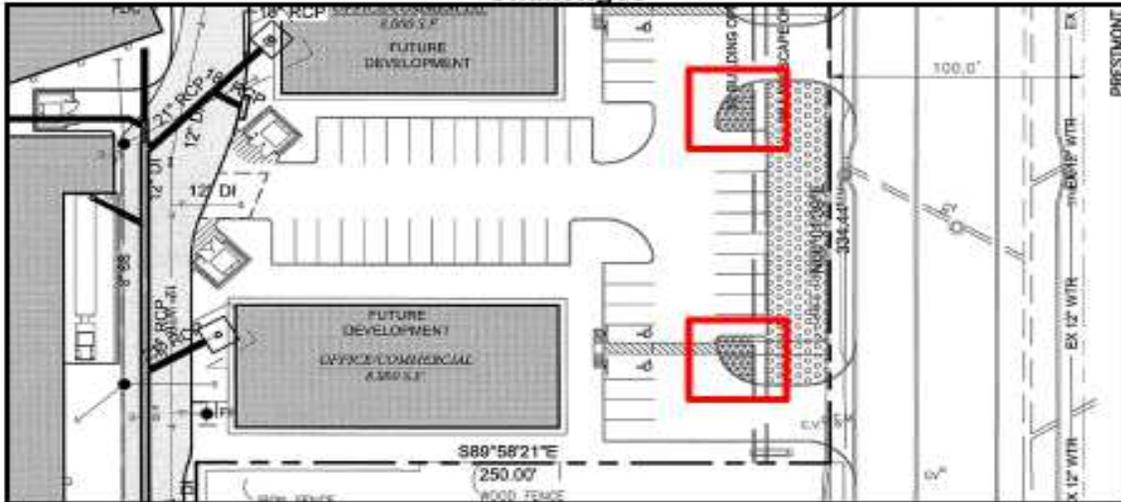


## Commercial Open Space

- **Survey of surrounding cities**
  - McKinney
  - Allen
  - Plano
  - Prosper



## Challenges



## Objectives:

- Benefit from the emerging development trends
- Refine the focus to centralized, meaningful, useable gathering spaces
- Modify ordinance updates that will implement the vision

## Missed Opportunities



Custer Star Addition - Kroger Marketplace  
NWC Custer & Eldorado

## Potential Solution



Little Elm shopping center  
SEC FM 423 & Eldorado



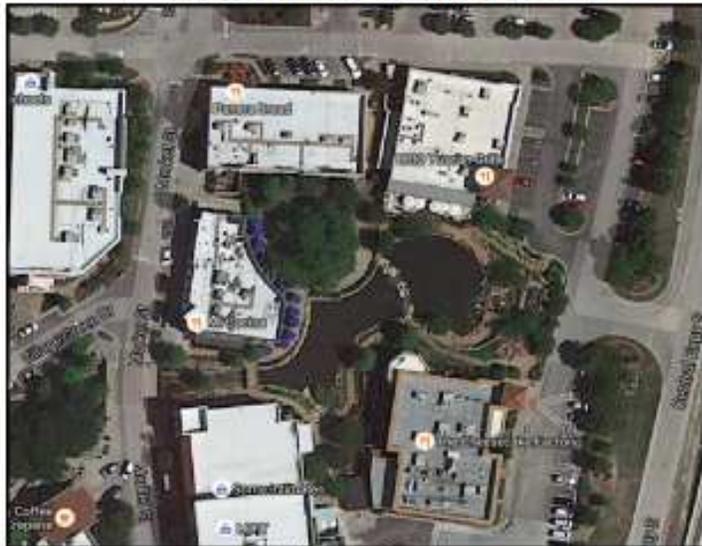
## Missed Opportunities



Preston Lebanon Crossing  
NEC Preston & Lebanon



## Potential Solution



Watters Creek  
Allen



## A focus on usable spaces



## A focus on meaningful spaces



## A focus on gathering spaces



## Commercial Open Space

A case study: Rossmoor Shopping Center





## Commercial Open Space

A case study: Rossmoor Shopping Center



## Commercial Open Space

A case study: Rossmoor Shopping Center





## Commercial Open Space

A case study: Rossmoor Shopping Center



## Commercial Open Space

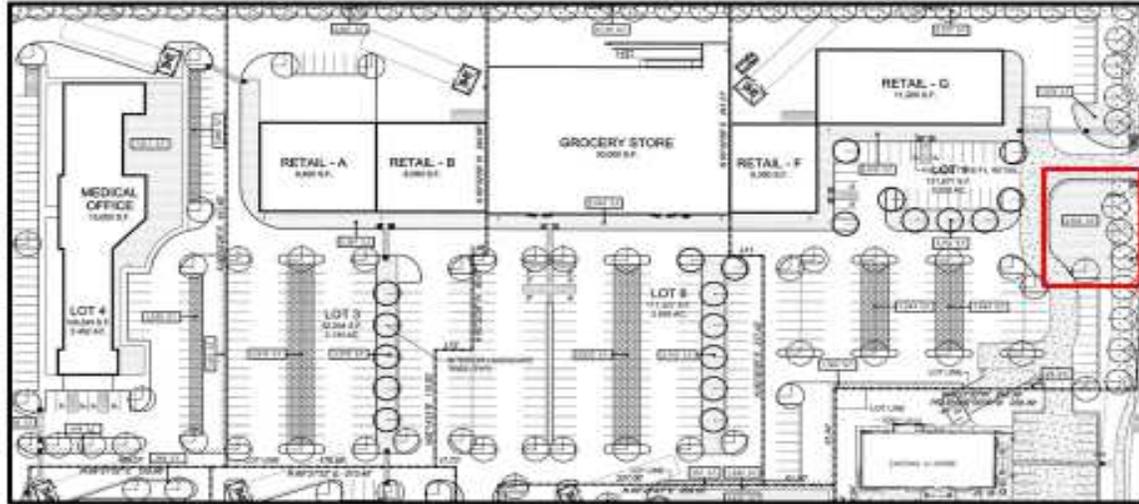
A case study: proposed commercial development





## Commercial Open Space

A case study: applicant's 1st open space plan



## Commercial Open Space

A case study: Staff's Suggestion



## Commercial Open Space

A case study: Approved open space



## Commercial Open Space

A case study: proposed commercial development





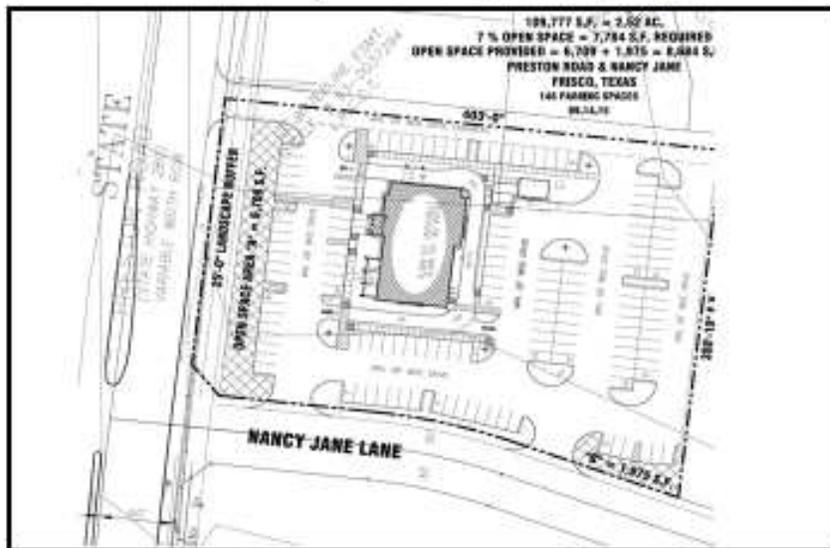
## Commercial Open Space

A case study: proposed commercial development



## Commercial Open Space

A case study: developer's proposal



### A case study: Staff's Suggestion



## Proposed Amendments

- a. Require an open space easement prior to subdividing the property.
- b. Require natural features, if any, be incorporated the open space, if possible.
- a. Detention/retention areas, where required, shall be designed so they contribute to the open space aesthetics (where possible).
- b. No open space dimension less than 50 feet.
- c. Update the list of minimum amenities to be included in the design of the open space.