



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, Interim Planning Manager/Senior Planner

Date: November 9, 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 November 8, 2016 meeting.



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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: SEC FM 423 & Old Newman, Block A, Lot 12R (FP16-0057)
Owner(s): Stonebrook Plaza LLC

Description:

A retail building on one lot on 2.5± acres on the north side of Stonebrook Parkway, 250± feet east of FM 423. Zoned Commercial-1. Neighborhood #42. SS

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: Phillips Creek II, Block A, Lot 1 (FP16-0062)
Owner(s): DD PCR II, LLC

Description:

218 Urban Living units on one lot on 14.0± acres located on the east side of FM 423, 1,100± feet north of Lebanon Road. Zoned Planned Development-202-Urban Living. Neighborhood #38. SP

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

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TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: SH 121 and Independence Retail Addition, Block A, Lot 7 (FP16-0070)
Owner(s): Independence 121 Medical Park, LLC

Description:

A medical office building on one lot on 0.9± acre located north of State Highway 121, 775± feet east of Independence Parkway. Zoned Highway. Neighborhood #27. SP

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved subject to the recordation of an amending plat (AP16-0031) for the dedication of an off-site fire lane, access and utility easement.

cc: Result memo staff distribution list.



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TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: Legacy Medical Plaza II, Block A, Lot 7R1 (FP16-0079)
Owner(s): Legacy Wash Development, LLC

Description:

A full service car wash on one lot on 1.1± acres on the east side of Legacy Drive, 560± feet south of Warren Parkway. Zoned Planned Development-32-Commercial-1. Neighborhood #34. SP

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: Lexington, Phase 3 (FP16-0080)
Owner(s): Bluebonnet BR Development, LLC

Description:

56 Single Family-7 lots, 81 Single Family-8.5 lots, and one Homeowners' Association lot on 37.6± acres, 555± feet east of Coit Road, 2,100± feet south of Eldorado Parkway. Zoned Planned Development-6-Single Family-8.5/Single Family-7/Multifamily-19/Retail/Commercial-1 and a Specific Use Permit (S-256) for a Private Street Development. Neighborhood #14. JF

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: Lexington, Phase 4 (FP16-0081)
Owner(s): Bluebonnet BR Development LLC

Description:

75 Single Family -7 lots, one Homeowners' Association lot on 16.9± acres 555± feet east of Coit Road, 2,600± feet north of Main Street. Zoned Planned Development-6-Single Family-8.5/Single Family-7/Multifamily-19/Retail/Commercial-1 and a Specific Use Permit (S-256) for a Private Street Development. Neighborhood #14. JF

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: Emory Park, Phase 2 (FP16-0082)
Owner(s): Emory Park, LLC

Description:

59 Patio Home lots and three Homeowners' Association lots on 14.0± acres located on the west side of Coit Road, 940± feet south of Main Street. Zoned Planned Development-246-Single Family-7/Patio Home. Neighborhood #18. JF

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Final Plat: Phillips Creek Ranch - Riverton, Phase 5 (FP16-0083)
Owner(s): Calatlantic Homes of Texas, Inc.

Description:

39 Single Family-8.5 lots on 11.1± acres on the east side of Shingle Mill Road, 650± feet south of High Shoals Drive. Zoned Planned Development-202-Single Family-7. Neighborhood #42. SP

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.



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November 9, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 8, 2016

Preliminary Plat: White Rock North, Block A, Lots 1-5 (PP16-0017)
Owner(s): Carlos Jaureyui

Description:

Five Single Family-7 lots on 1.4± acres on the northwest corner of North County Road and Maple Street. Zoned Single Family-7. Neighborhood #11. KM

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved subject to:

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

The Preliminary Plat will expire on 11-08-2018.

cc: Result memo staff distribution list.



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November 09, 2016

TO: Applicant

FROM: Anthony Satarino, *AS*
Interim Planning Manager/Senior Planner

SUBJECT: Results of the Planning & Zoning Commission Meeting, November 08, 2016

Preliminary Site Plan: Stonebriar Chevrolet, Block A, Lot 2 (PSP16-0042)
Owner(s): Stonebriar Dealership Property North

Description:

Addition of 628 parking spaces to an Automobile Sales, New facility on two lots on 19.2± acres on the south side of Gaylord Parkway, 1,050± feet east of Ohio Drive. Zoned Planned Development-23-Business Center. Neighborhood #29. AH

Result/Action:

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

The Preliminary Site Plan will expire on 11-08-2018

cc: Result memo staff distribution list