



**MEETING OF THE CITY OF FRISCO
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, JUNE 12, 2012

MINUTES

Chairman	Jeff Trykoski	Present
Vice Chairman	Will Russell	Present
Secretary	Bill Woodard	Present
Commissioner	Bryan Dodson	Present
Commissioner	Clint Richardson	Present
Commissioner	John Hamilton	Present
Commissioner	Rick Williamson	Present

CALL TO ORDER

1. Roll Call

Chairman Trykoski called the meeting to order at 6:30 p.m.

Representing staff were: John Lettelleir, Director Development Services; John Webb, Zoning & Subdivision Administrator; Suzanne Morgan, Planner; Carey Frazier, Senior Administrative Assistant; Tin Nguyen, Civil Engineer; Robert Caskey, Traffic Engineer; and John Gillette, Fire Marshall.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning and Zoning Commission meeting on Tuesday, May 22, 2012 and the Special Work Session meeting on Thursday, May 31, 2012.
Commissioner Woodard called to approve the minutes from the Planning & Zoning Commission regular meeting on May 22, 2012 and May 31, 2012. Commissioner Hamilton seconded the motion. Motion carries.
Passed.
Vote: 6 - 0
For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson
Against: (None)

CONSENT AGENDA - Consider and Act

- Commissioner Woodard moved to approve Consent Agenda Items 3 - 7. Commissioner Russell seconded the motion. Motion carries. Items approved.
Passed
Vote: 6 - 0
For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson
Against: (None)
3. Conveyance Plat: Phillips Creek Ranch Lone Star Ranch Parkway Entry, Block A, Lot 1 (CP12-0001)
Owner(s): PCR Land Company, LLC
One Homeowners' Association lot on 0.4± acres on the northeast corner of Lebanon Road and Lone Star Ranch Parkway. Zoned Planned Development-202-Single Family-7. Neighborhood #38. SM
 4. Conveyance Plat: Phillips Creek Ranch Stonebrook Parkway Entry, Block A, Lots 1 & 2 (CP12-0002)
Owner(s): PCR Land Company, LLC
Two Homeowners' Association lots on 0.3± acres on the north side and south side of Stonebrook Parkway, 750± feet east of FM 423. Zoned Planned Development-202-Single Family-7/Townhome. Neighborhoods #38 and 42. SM
 5. Site Plan: Lebanon Substation Addition, Block A, Lot 1 (SP12-0013)
Owner(s): Brazos Electric Power Cooperative, Inc.
A utility distribution facility on one lot on 4.3± acres on the north side of Sam Rayburn Tollway, 1,850± feet west of Coit Rd. Zoned Highway with a Specific Use Permit (S-49) for an Electrical Substation. Neighborhood #28. SM

6. Final Plat: Billy Gene Phillips Elementary School, Block A, Lot 1 (SPFP09-0017)
 Owner(s): Frisco Independent School District
 An elementary school on one lot on 12.6± acres on the southwest corner of Teel Parkway and Little River Drive. Zoned Planned Development-157-Single Family-7. Neighborhood #51. RC

7. Site Plan: Teel Crossing Shopping Center II, Block A, Lot 5R-1 (SPFP12-0017)
 Owner(s): Teel Crossing II, Ltd.
 An office building on one lot on 2.8± acres on the north side of Main Street, 525± feet west of Teel Parkway. Zoned Commercial-1. Neighborhood #44. RC

INDIVIDUAL ITEMS - Consider and Act

8. Call a Public Hearing and Committee Member Appointment: Zoning Ordinance (ZA12-0001)
 Applicant: City of Frisco
 A request to call a Public Hearing to consider possible amendments to the Zoning Ordinance regarding Home Occupation regulations and appoint one member of the Planning & Zoning Commission to a Committee. JW/GC

John Webb requested to call a Public Hearing to consider possible amendments to the Zoning Ordinance regarding Home Occupation regulations and appoint one member of the Planning & Zoning Commission to a Committee.

Commissioner Russell gave motion to have a Public Hearing to consider possible amendments to the Zoning Ordinance regarding Home Occupation regulations. Commissioner Woodard seconded the motion. Motion carries.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

Commissioner Russell nominated Secretary Woodard to serve on the Committee.

Commissioner Richardson nominated Chairman Trykoski to serve on the Committee.

Commissioner Williamson gave motion to close nominations. Commissioner Dodson seconded. Nominations closed.

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

Vote for Committee appointment:

For Woodard: Will Russell, Bill Woodard

For Trykoski: Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Chairman Trykoski to serve on the committee.

PUBLIC HEARINGS - Consider and Act

9. Public Hearing - Specific Use Permit: BEC Panther Creek Substation, Block A, Lot 1 (SUP12-0011)
Owner(s): Brazos Electric Power Cooperative, Inc.
A Utility Distribution Facility on one lot on 4.3± acres on the south side of Panther Creek Road 850± feet east of FM 423. Zoned Agriculture. Neighborhood #51. SM

Suzanne Morgan reviewed staff comments and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Woodard seconded the motion. Motion carries.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

There being no one to speak for or against the item, Commissioner Woodard moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

Following review and discussion, Commissioner Russell moved to approve. Commissioner Woodard seconded the motion. Motion carries. Item approved.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

10. Public Hearing - Zoning: Stonebrook Crossing (Z12-0008)
Owner(s): FWL 95, LP
A request to rezone 29.1± acres on the southeast corner of Stonebrook

Parkway and Teel Parkway from Planned Development-183-Retail/Office-1 to Single Family-7 (21.3± acres) and Planned Development-183-Office-1 (7.8± acres). Neighborhood #39. MW

John Webb stated that the owner's representative had a meeting conflict and requested the item be tabled to the July 10th meeting.

Commissioner Woodard moved to open the public hearing. Commissioner Russell seconded the motion. Motion carries.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

There being no one to speak for or against the item, Commissioner Woodard moved to table and continue the item to the July 10th P&Z Meeting. Commissioner Williamson seconded the motion. Motion carries. Item Tabled.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

GENERAL INFORMATION

11. Update on the results of the June 5, 2012 City Council meeting. SM
John Webb updated the Commission on the results from the June 5, 2012 City Council meeting.

ADJOURN

There being no further business, Commissioner Woodard moved to adjourn the meeting at 6:49 pm. Commissioner Russell seconded the motion. Motion carries. Meeting adjourned.

Passed

Vote: 6 – 0

For: Will Russell, Bill Woodard, Rick Williamson, John Hamilton, Bryan Dodson and Clint Richardson

Against: (None)

Please note these are preliminary meeting minutes and are not official until approved at the next scheduled meeting. Approved minutes are available at www.friscotexas.gov/docs.