



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

6:30 PM

TUESDAY, JANUARY 26, 2016

MINUTES

Commissioner	Robert Cox	Present
Commissioner	Rick Williamson	Absent
Vice Chairperson	Bobby Roberti	Present
Commissioner	Bryan Morgan	Present
Commissioner	Ed Kelly	Present
Secretary	Will Russell	Present
Chairperson	Bill Woodard	Present

CALL TO ORDER

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

1. Roll Call
Representing staff were: John Lettelleir, Director of Development Services; Amy Mathews, Planning Mgr.; Anthony Satarino, Sr. Planner; Kim Moore, Planner; Seth Sampson, Planner; Alaina Helton, Planner; Jordan Feldman, Planner; Lori Cross, Sr. Administrative Assistant; Tin Nguyen, Civil Engineer; Joel Fitts, Sr. Traffic Engineer; John Gillette, Fire Marshal; Alyssa Sanders, Fire Protection Engineer.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on January 12, 2016.

Commissioner Roberti made motion to approve the minutes for the Planning & Zoning Commission meeting on January 12, 2016 with the revision on correction of Commissioner Cox seconding the motion on adjournment. Commissioner Kelly second the motion. Motion Carries. Minutes approved
Vote: 5 – 0 (Williamson absent)

CONSENT AGENDA - Consider and Act

Commissioner Russell motion to approve Consent agenda items 3-12. Commissioner Cox second the motion. Motion Carries. Items 3-12 approved.
Vote: 5 – 0 (Williamson absent)

3. Final Plat: Richwoods, Phase 24 (FP15-0078)
Owner(s): Richwoods Development, LLC
52 Single Family-8.5 lots, three Homeowners' Association lots and one private street lot on 14.8± acres on the east side 370± of Celtic Way and College Parkway. Zoned Planned Development-144-Single Family-8.5 with a Specific Use Permit (S-201) for Private Streets. Neighborhood #26. SP
4. Final Plat: Richwoods, Phase 25 (FP15-0079)
Owner(s): Richwoods Development, LLC
89 Single Family-8.5 lots, four Homeowners' Association lots and one private street lot on 28.7± acres on the northeast corner of Celtic Way and Inspiration Avenue. Zoned Planned Development-144-Single Family-8.5 with a Specific Use Permit (S-201) for Private Streets. Neighborhood #26. SP
5. Final Plat: Richwoods, Phase 26 (FP15-0080)
Owner(s): Richwoods Development, LLC
32 Single Family-7 lots, nine Patio Home lots, four Homeowners' Association lots and one private street lot on 9.6± acres on the south side of Inspiration Avenue, 775± feet west of Kerry Drive. Zoned Planned Development-141-Patio Home with a Specific Use Permit (S-201) for Private Streets. Neighborhood #26. SP
6. Preliminary Plat: Villages of Creekwood (PP15-0024)
Owner(s): Mehrdad Moayedi
351 Single Family-7 lots, one public park lot, and nine Homeowners' Association lots on 122.2± acres on the south side of King Road, 265± feet west of FM 423. Zoned Planned Development-232-Single Family-7-Patio Homes. Neighborhood #43. SS
7. Revised Preliminary Site Plan & Revised Conveyance Plat: Custer Bridges, Block A, Lots 6R & 7-10 (PSP15-0035 & CP15-0026)
Owner(s): Wal-Mart Real Estate
A big box retail building with accessory gas pumps and six retail/restaurant buildings on six lots on 44.4± acres on the north side of State Highway 121, 600± feet west of Custer Road. Zoned Commercial-1. Neighborhood #27. AS

8. Preliminary Site Plan: Preston at Wade Crossing, Block A, Lots 1 & 2 (PSP15-0048)
Owner(s): Frisco Wade Crossing Development Partners, LLC
A retail center on two lots on 14.5± acres on the southwest corner of Wade Blvd and Preston Road. Zoned Commercial-1/Specific Use Permit-8 Neighborhood #23. SS
9. Preliminary Site Plan & Conveyance Plat: Prestmont Center, Block A, Lots 3R, 4, 6, 7 & 8 (PSP15-0054 & CP15-0041)
Owner(s): Lebanon Joint Venture
Five retail buildings on five lots on 11.7± acres on the southwest corner of Prestmont Place and Ohio Drive. Zoned Commercial-1. Neighborhood #29. AH
10. Preliminary Site Plan & Conveyance Plat:: Frisco Fresh Market, Block A, Lots 1-6 (PSP15-0057 & CP15-0043)
Owner(s): Frisco Fresh Market
A mixed use center with two office buildings, five retail/restaurant buildings and 597 urban living units on six lots on 22.3± acres at the northeast corner of Frisco Street and Main Street. Zoned Planned Development-253-Original Town Commercial/Office-2/Retail/Residential. Neighborhood #46. KM
11. Preliminary Site Plan: Frisco Soccer Addition, Block A, Lot 1 (PSP15-0063)
Owner(s): Frisco Stadium, LLC
A stadium expansion on one lot on 3.5± acres north of Main Street, 570± feet west of Frisco Street. Zoned Planned Development-188-Office-2. Neighborhood #46. AM
12. Site Plan: SH 121 & Independence Retail, Block A, Lot 7 (SP15-0126)
Owner(s): Huffman Builders, LP
A medical office building on one lot on 0.9± acre located on the north side of State Highway 121, 775± feet east of Independence Parkway. Zoned Highway. Neighborhood #27. AH

PUBLIC HEARINGS - Consider and Act

13. Public Hearing - Zoning: Legacy Creek, Block A, Lot 2 (Z15-0029)
Owner(s): Lg Frisco Legacy & 121 LLC
A request to amend Planned Development-224 located north of State Highway 121, 500± feet west of Legacy Drive to allow the use of Automobile Sales, Used with a Specific Use Permit. Zoned Planned Development-224-Retail/Office-2. Neighborhood #33. SS

Seth Sampson reviewed staff comments and asked for Item #14 to be read in with Item #13 as it is related and recommended to remove both items from the

table and approve with conditions outlined in the staff report. Commissioner Cox made motion to remove item #13 and #14 from the table. Commissioner Morgan second the motion. Motion Carries.

Vote: 5 – 0 (Williamson absent)

Commissioner Kelly moved to open the public hearing. Commissioner Cox seconded the motion. Motion carries.

Vote: 5 – 0 (Williamson absent)

Speaking For: Chris Santone, Carvana

Speaking Against: None

Commissioner Roberti moved to close the public hearing. Commissioner Cox seconded the motion. Motion Carries.

Vote: 5 – 0 (Williamson absent)

After a brief discussion, Commissioner Cox made motion to approve item #13 Commissioner Kelly seconded the motion. Motion Carries. Item approved.

Vote: 3 – 2 (Williamson absent; Russell and Cox against) Reason being Commissioner Cox is concerned about the parking and the viability of this concept for a Used Car Dealership. Commissioner Russell is against the unproven concept of this idea and does not want to use Frisco as an experimentation.

14. Public Hearing - Specific Use Permit: Legacy Creek, Block A, Lot 2 (SUP15-0018)

Owner(s): Lg Frisco Legacy & 121 LLC

A request for a Specific Use Permit for an Automobile Sales, Used facility on one lot on 1.8± acres on the north side of State Highway 121, 500± feet west of Legacy Drive. Zoned Planned Development-224-Retail/Office-2. Neighborhood #33. SS

Seth Sampson reviewed staff comments and asked for Item #14 to be read in with Item #13 as it is related and recommended to remove both items from the table and approve with conditions outlined in the staff report. Commissioner Cox made motion to remove item #13 and #14 from the table. Commissioner Morgan second the motion. Motion Carries.

Vote: 5 – 0 (Williamson absent)

Commissioner Kelly moved to open the public hearing. Commissioner Cox seconded the motion. Motion carries.

Vote: 5 – 0 (Williamson absent)

Speaking For: Chris Santone, Carvana

Speaking Against: None

Commissioner Roberti moved to close the public hearing. Commissioner Cox seconded the motion. Motion Carries.

Vote: 5 – 0 (Williamson absent)

After a brief discussion, Commissioner Roberti made motion to approve item #14 with the addition of “No outdoor display to be allowed” to be written into the comments of the SUP. Commissioner Kelly seconded the motion. Motion Carries. Item approved.

Vote: 4 – 1 (Williamson absent; Russell against) Commissioner Russell is against the unproven concept of this idea and does not want to use Frisco as an experimentation.

GENERAL INFORMATION

15. Update the Results of January 19, 2016 City Council Meeting.
Amy Mathews updated the Commission on the January 19, 2016 City Council meeting.

16. Update Commission on CPAC Annual Meeting: CPAC 2015 Comprehensive Plan Implementation Strategies recommendations
Owner(s): Jordan Feldman
CPAC 2015 Comprehensive Plan Implementation Strategies recommendations

Jordan Feldman update the Commission on the Implementation Strategies from the CPAC meeting on January 18, 2016 and recommended the Commission approve the recommendations and forward onto City Council for approval.

Commissioner Roberti made motion to approve the Implementation and forward on to City Council. Commissioner Cox second the motion. Motion Carries.

Vote: 5 – 0 (Williamson absent)

17. Schedule of Future Discussion Items
John Lettelleir mentioned the City Council work session would be starting Thursday January 28th through Saturday January 30, 2016.

ADJOURN

There being no further business, Commissioner Russell moved to adjourn the meeting at 7:19 pm Commissioner Morgan seconded the motion. Motion Carries.

Vote: 5 - 0.

Meeting adjourned

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.