



**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, FEBRUARY 24, 2015

MINUTES

Commissioner	Kevin Hodes	Present
Commissioner	Rob Cox	Present
Commissioner	Kristie Edwards	Present
Chairperson	Bill Woodard	Present
Vice Chairperson	Bobby Roberti	Present
Secretary	Will Russell	Present
Commissioner	Rick Williamson	Present

CALL TO ORDER

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

1. Roll Call
Representing staff were: John Lettelleir, Director of Development Services; Amy Mathews, Planning Mgr.; Anthony Satarino, Planner; Carey Frazier, Plans Examiner; Robert Caskey, Traffic EIT; Yoyin Fawehinmi, Senior Civil Engineer/Development; John Gillette, Fire Marshal; Alyssa Sanders, Fire Protection Engineer; Ryan Pittman, Legal Council

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting and the two Special Work Session meetings on February 10, 2015.
Commissioner Roberti made motion to approve the minutes for the Planning & Zoning Commission meeting on February 10, 2015. Commissioner Williamson seconded the motion. Motion carries. Minutes approved.

Vote: 6-0

CONSENT AGENDA - Consider and Act

Commissioner Russell pulled item #8 from the Consent Agenda. Commissioner Russell made motion to approve Consent Agenda Items # 3-7 and # 9-11. Commissioner Hodes seconded the motion. Motion carries. Items approved.

Vote: 6 – 0

After a brief discussion Commissioner Russell, made motion for public input on Item #8. Commissioner Hodes seconded the motion. Motion carries. Item approved.

Vote: 6 – 0

Anthony Satarino reviewed staff comments. After a brief discussion with Connie Rimsa, HOA President; Denton County Commissioner Ron Marchent; Doug Weaver, G & A Consultants. Commissioner Russell made motion to approve consent Agenda Item #8. Commissioner Hodes seconded the motion. Motion carries. Items approved.

Vote: 6 – 0

3. Final Plat: NWC FM 423 & Stonebrook, Block A, Lot 3 (FP15-0005)
Owner(s): 423 Hinds, LP
A retail/restaurant building with a drive-through window on one lot on 1.4± acres on the west side of FM 423, 250± feet north of Stonebrook Parkway. Zoned Retail. Neighborhood #43. SP
4. Final Plat: Frisco Aquatics Center, Block A, Lot 3A (FP15-0006)
Owner(s): Smith Klein Design Group
An indoor kennel on one lot on 1.0± acres on the west side of Legacy Drive, 950± feet north of Cotton Gin Road. Zoned Industrial. Neighborhood #41. SP

5. Preliminary Plat: Frisco Lakes by Del Webb, Phases 33, 34, 35 & 36 (PP14-0024)
Owner(s): Pulte Homes of Texas, LP
20 Single Family-7 lots, 335 Patio Home lots, and ten Homeowners' Association lots, and one city lot on 82.2± acres on the south side of King Road, 1,700± feet west of Witt Road. Zoned Planned Development-185-Single Family-7/Patio Home. Neighborhood #43. SP
6. Preliminary Plat: Phillips Creek Ranch, Phases 7A, 7B & 7C (PP14-0026)
Owner(s): PCR Land Company, LLC
39 Single Family-10 lots, 150 Single Family-8.5 lots and 17 Homeowners' Association lots on 87.7± acres on the south side of Stonebrook Parkway and on the east side of FM 423. Zoned Planned Development-202-Single Family-10/Single Family-8.5/Single Family-7/Patio Home. Neighborhood #38. SP
7. Preliminary Plat: Avondale (PP15-0001)
Owner(s): First Texas Homes, Inc.
57 Single Family-7 lots, 134 Single Family-8.5 lots, 43 Single Family-10 lots, and seven Homeowners' Association lots on 82.8± acres on the east side of Coit Road, 1,000± feet north of Westridge Boulevard. Zoned Planned Development-206-Single Family-7/Single Family-8.5/Single Family-10. Neighborhood #5. AS
8. Preliminary Site Plan & Conveyance Plat: Waterstone 423 Retail Addition, Block A, Lots 5 & 6 (PSP14-0026 & CP14-0030)
Owner(s): Waterstone 423 Partners, L.P & Denton County
Three office buildings and one county office on two lots on 11.9± acres on the south side of Lebanon Road, 230± west of FM 423. Zoned Retail. Neighborhood #43. AS
9. Preliminary Site Plan: Graham Addition, Block A, Lot 1 (PSP15-0003)
Owner(s): Grand Park Plaza, LLC.
A retail/office building on one lot on 4.1± acres on the northwest corner of Legacy Drive and Cotton Gin Road. Zoned Planned Development-40-Commercial-1. Neighborhood #41. AS
10. Site Plan: Frisco ISD Addition, Block A, Lot 1 (SP15-0004)
Owner(s): Frisco Independent School District
A storage building, concessions stand, and bleachers addition and a locker room expansion at a public school on one lot on 74.9± acres on the southwest corner of North County Road and First Street. Zoned Single Family-7. Neighborhood #11. SP

11. Site Plan: Elementary School No. 40, Block A, Lot 1 (SP15-0005)
Owner(s): Frisco Independent School District
A public school on one lot on 9.7± acres on the southeast corner of Guinn Gate drive and Fourth Army Drive. Zoned Planned Development-40-Single Family-10. Neighborhood #41. SP

PUBLIC HEARINGS - Consider and Act

12. Public Hearing - Specific Use Permit: AT&T Addition, Block A, Lot 4 (SUP15-0001)
Owner(s): Kreative Kids Academy, Inc.
A request for a Specific Use Permit for a Licensed Child-Care Facility on one lot on 2.0± acres on the west side of Coit Road, 550± feet north of Eldorado Parkway. Zoned Planned Development-88-Office-1. Neighborhood #8. AS

Anthony Satarino reviewed staff comments and recommended approval with conditions outlined in the staff report. Commissioner Roberti moved to open the public hearing. Commissioner Williamson seconded the motion. Motion carries.

Vote: 6 – 0

Speaking For: Cross Engineering

Speaking Against: None

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

Vote: 6 – 0

After a brief discussion Commissioner Russell made motion to approve the item. Commissioner Hodes seconded the motion. Motion Carries.

Vote: 6 – 0

13. Public Hearing - Replat: AT&T Addition, Block A, Lot 3R & 4 (RP15-0001)
Owner(s): Kreative Kids Academy, LLC.
Two lots on 6.9± acres on the northwest corner of Eldorado Parkway and Coit Road. Zoned Planned Development-88-Office-1 with a Specific Use Permit (S-185) for a Child Day School Facility. Neighborhood #8. AS

Anthony Satarino reviewed staff comments and recommended approval with conditions outlined in the staff report. Commissioner Williamson moved to open the public hearing. Commissioner Cox seconded the motion. Motion carries.

Vote: 6 – 0

Speaking For: None
Speaking Against: None

Commissioner Roberti moved to close the public hearing. Commissioner Edwards seconded the motion. Motion Carries.
Vote: 6 – 0

After a brief discussion Commissioner Hodes made motion to approve the item. Commissioner Edwards seconded the motion. Motion Carries.
Vote: 6 – 0

14. Preliminary Site Plan: AT&T Addition, Block A, Lots 3R, 4, 5 & 6 (PSP15-0002). NON-PUBLIC HEARING ITEM
Owner(s): Kreative Kids Academy, LLC
A restaurant, bank, office building, and licensed child-care facility on four lots on 6.9± acres on the northwest corner of Eldorado Parkway and Coit Road. Zoned Planned Development-88-Office-1 with a Specific Use Permit (S-185) for a Licensed Child Care Facility. Neighborhood #8. AS

Anthony Satarino reviewed staff comments and recommended approval with conditions outlined in the staff report.

After a brief discussion Commissioner Williamson made motion to approve the item. Commissioner Roberti seconded the motion. Motion Carries.
Vote: 6 – 0

GENERAL INFORMATION

15. Update the Results of February 17, 2015 City Council Meeting
Amy Mathews updated the Commission on the results from the February 17, 2015 City Council meeting.
16. Schedule of Future Discussion Items
John Lettelleir requested all Commissioners to be present at the next City Council Meeting to review Comp Plan.

Commissioner Cox and Commissioner Edwards let the Commission know that they will not be present at the March 10th meeting.

ADJOURN

There being no further business, Commissioner Roberti moved to adjourn the meeting at 7:15 p.m. Commissioner Russell seconded the motion. Motion carries.

Vote: 6 – 0

Meeting adjourned

Bill Woodard, Chairperson

Will Russell, Secretary