



**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, JULY 28, 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

1. Roll Call
Representing staff were: John Lettelleir, Director of Development Services; Amy Mathews, Planning Manager; Anthony Satarino, Sr. Planner; Suzanne Porter, Sr. Planner; Kim Moore, Planner; Seth Sampson, Planner; Lori Cross, Sr. Administrative Assistant; Toyin Fawehinmi, Sr. Civil Engineer; Joel Fitts, Sr. Traffic Engineer; 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 and Zoning Commission meeting on June 23, 2015.

Commissioner Hodes made motion to approve the minutes for the Planning & Zoning Commission meeting on June 23, 2015. Commissioner Edwards second the motion. Motion carries. Minutes approved

Vote: 6 – 0

CONSENT AGENDA - Consider and Act

Commissioner Roberti pulled item #3 and #23 from the Consent Agenda.

Commissioner Roberti motion to approve Consent Agenda Item #'s 4-22 and #'s 24 and 25. Commissioner Cox second the motion. Motion carries. Items approved.

Vote: 6 – 0

Seth Sampson informed the Commissioners that we received a withdrawal letter from the applicant on Item #3. After a brief discussion Commissioner Russell motion to accept the applicants withdrawal letter and table Item #3 to the August 11, 2015 P&Z meeting. Commissioner Hodes second the motion. Motion carries to table to the August 11, 2015 meeting. Item passed to table.

Vote: 6 – 0

Suzanne Porter reviewed staff comments on Item #23, after a brief discussion Commissioner Roberti made a motion to allow Public Comments on Item #23. Commissioner Cox second the motion. Motion carries. Item #23 opened for public comments.

Vote: 6 – 0

Speaking For: Jeff Lindsey with Westwood Residential

Speaking Against: None

Commissioner Russell motion to close the public hearing on Item #23. Commissioner Hodes second the motion. Motion Carries.

Vote: 6 - 0

After a brief discussion, Commissioner Roberti made motion to table Item #23 to the August 11, 2015 meeting to allow the applicant time to contact adjacent residents.

Commissioner Williamson second the motion. Motion carries, Item #23 tabled to August 11, 2015 meeting.

Vote: 6 – 0

3. Revised Conveyance Plat: Frisco MarketCenter, Block A, Lots 8 and 9 (CP15-0024)

Owner(s): FNP Financial Group LLC

Two restaurants on two lots on 2.6± acres on the northwest corner of Main Street and Dallas Parkway. Zoned Planned Development-215-Retail/Office-2/Multifamily-15. Neighborhood #46. SS

4. Final Plat: Prairie View, Phase 1 (FP15-0037)

Owner(s): Prairie View Partners, Ltd
73 Single Family-7 lots, 96 Patio Home lots, and 7 Homeowners' Association lots on 66.3± acres on the northwest corner of Panther Creek Parkway and Coit Road. Zoned Planned Development-195-SF-12.5/SF-7/PH. Neighborhood #5. AM

5. Final Plat: Richwoods, Phase 21 (FP15-0038)
Owner(s): Richwoods West Land, LP
50 Single Family-8.5 lots, two Homeowners' Association lots and one private street lot on 15.2± acres on the southeast corner of Celtic Way and College Parkway. Zoned Planned Development-144-Single Family-8.5 with a Specific Use Permit (S-201) for a Private Street Development. Neighborhood #26. SP
6. Final Plat: Richwoods, Phase 22 (FP15-0039)
Owner(s): Richwoods Development, LLC
87 Single Family-7 lots, eight Single Family-8.5 lots, five Homeowners' Association lots, and one private street lot on 25.4± acres on the southeast corner of College Parkway and Coit Road. Zoned Planned Development-144-Single Family-8.5 and Planned Development-140-Single Family-7 with a Specific Use Permit (S-201) for a Private Street Development. Neighborhood #26. SP
7. Final Plat: Richwoods, Phase 23 (FP15-0040)
Owner(s): Richwoods Development, LLC
Four Single Family-8.5 lots, 14 Single Family-7 lots, 61 Patio Home lots, five Homeowners' Association lots, and one private street lot on 20.1± acres on the southwest corner of the intersection of Inspiration Avenue and Kerry Drive. Zoned Planned Development-141-Patio Home, Planned Development-142-Single Family-7, and Planned Development-144-Single Family-8.5 with a Specific Use Permit (S-201) for a Private Street Development. Neighborhood #26. SP
8. Final Plat: Latera, Phase 3 (FP15-0041)
Owner(s): Toll Dallas TX, LLC
22 Single Family lots, two Homeowners' Association lots, and one private street lot on 10.9± acres on the east side of Preston Road, 100± feet north of Vita Dolce Drive. Zoned Planned Development-2-Residential Village. Neighborhood #9. SP
9. Final Plat: Dr. Rick Reedy High School (FP15-0042)
Owner(s): Frisco ISD
A Public High School on one lot on 47.6± acres on the southwest corner of Stonebrook Parkway and 4th Army Memorial Drive. Zoned Agricultural. Neighborhood #39. SS
10. Final Plat: Crown Ridge, Phase 4B (FP15-0044)

Owner(s): Lennar Homes of Texas Land & Construction, Ltd
73 Single Family-7 lots, 11 Single Family-8.5 lots, and four Homeowners'
Associations lots on 22.3± acres on the north side of Atlantic Lane, 1,005± feet
east of Preston Road. Zoned Single Family-8.5, Single Family-7, and Patio
Home. Neighborhood #4. LK

11. Preliminary Plat: Richwoods, Phase 27 (PP15-0007)
Owner(s): Richwoods West Land, LP
84 Single Family-7 lots, 14 Single Family-8.5 lots, six Homeowners' Association
lots and one private street lot on 26.0± acres on the south side of Inspiration
Avenue, 1,300± feet west of Kerry Drive. Zoned Planned Development-140-
Single Family-7, Planned Development-141-Patio Home, and Planned
Development-144-Single Family-8.5 with a Specific Use Permit (S-201) for a
Private Street Development. Neighborhood #26. SP
12. Preliminary Plat: Lexington, Phases 7 and 8 (PP15-0018)
Owner(s): Bluebonnet Ranch Investments, L.P.
132 Single Family-8.5 lots, four homeowner association lots, one private street
lot on 46.8± acres on the southeast corner of Coit Road and Eldorado Parkway.
Zoned Commercial-1, Multi Family-19, Single Family-8.5, Planned
Development-6. Neighborhood #14. SS
13. Preliminary Site Plan & Conveyance Plan: Alang Stonebrook Addition (PSP15-
0011 & CP15-0014)
Owner(s): Frisco Internal Medicine
Four office/retail buildings on four lots on 4.1± acres on the north side of
Stonebrook Parkway, 550± feet east of Teel Parkway. Zoned Information and
Technology. Neighborhood #41. AM
14. Preliminary Site Plan: Canals at Grand Park - Phase II A, Block A, Lots 1 & 2
(PSP15-0026)
Owner(s): Canals at Grand Park Residential II, LP.
326 urban living units and two open space lots on three lots on 9.5± acres on
the west side of Legacy Drive, 500± south of Cotton Gin Road. Zoned Planned
Development-230-Single Family-8.5/Single Family-7/Patio
Home/Townhome/Multifamily/Retail. Neighborhood #41. KM
15. Site Plan & Conveyance Plat: Frisco Junction - Atmos (SP15-0029 & CP15-
0023)
Owner(s): Atmos Energy Corporation
A measuring station on three lots on 3.1± acres on the south side of Panther
Creek Parkway and east of Burlington Northern Santa Fe Railroad. Zoned
Industrial for a Utility Distribution/Transmission Line. Neighborhood #10. LM
16. Site Plan: Eldorado Village, Block A, Lot 2 (SP15-0041)
Owner(s): Roland W. Ball

A restaurant on one lot on 0.9± acres on the north side of Eldorado Parkway, 700± feet east of Dallas Parkway. Zoned Planned Development-166-Retail Office-2. Neighborhood #47. SS

17. Site Plan: Sports Village USA, Block B, Lot 3 (SP15-0050)
Owner(s): Enrique Guzman Jr.
A sports complex on one lot on 2.7± acres on the east side of John W Elliot Drive, 825± feet south of All Stars Ave. Zoned Commercial-1, Planned Development-165. Neighborhood #46. SS
18. Site Plan: Kingdom Life Christian Center, Block A, Lot 1 – Phase 1 (SP15-0058)
Owner(s): Kingdom Life International
A church on one lot on 7.0± acres on the north side of Rolater Road, 1,000± feet west of Coit Road. Zoned Planned Development-163-Office-1. Neighborhood #18. KM
19. Site Plan: Villages at Stonebrook, Block A, Lot 1 (SP15-0059)
Owner(s): Dhillion Jagmohan
Three professional/medical office buildings on one lot on 2.0+/- acres on the northwest corner of Rolling Brook Drive & Stonebrook Parkway. KM
20. Site Plan: Rockhill at Preston Addition, Block A, Lot 2(SP15-0060)
Owner(s): Fred Hazel
A multifamily development complex on one lot on 23.2± acres on the north side of future Stratton Drive, 750± east of Preston Road. Zoned Planned Development-198-Multifamily-19. Neighborhood #2. SS
21. Site Plan: Memorial High School (SP15-0065)
Owner(s): Frisco ISD
A public high school on one lot on 93.0± acres on the northeast corner of Frisco Street, and Eldorado Parkway. Zoned Agriculture. Neighborhood #47. SS
22. Site Plan: Stewart Creek WWTP Expansion (SP15-0066)
Owner(s): City of Frisco
A Wastewater Treatment Facility Expansion on one lot on 18.8± acres on the east side of 4th Army Drive, 600± feet north of Lebanon Road. Zoned Agriculture. Neighborhood #39. SS
23. Site Plan: Lebanon-Parkwood Addition, Block A, Lot 3 (SP15-0067)
Owner(s): Specified Properties LXVI, LP
An apartment complex on one lot on 16.7± acres on the southeast corner of Wade Boulevard and Parkwood Boulevard. Zoned Planned Development-78-Multifamily-15. Neighborhood #23. SP
24. Call a Public Hearing: SEC Lebanon & Rock Creek (Z15-0018)

Owner(s): Multiple Property Owners

A request to amend Planned Development-80-Patio Home/Single Family-7/Neighborhood Services, a 210.2± acre development, to modify the development standards and remove 1.1± acres of the property and rezone it to Commercial-1, on the south side of Lebanon Road, 800± feet east of Rock Creek Parkway. Zoned Planned Development-80-Patio Home/Single Family-7/Neighborhood Services. Neighborhood #36. SP

25. Call a Public Hearing: Frisco Lakes (Z15-0019)

Owner(s): Multiple Owners

A request to amend Planned Development-185, located at the southwest corner of FM 423 and Stonebrook Parkway. Neighborhood #43. KM

PUBLIC HEARINGS - Consider and Act

26. Public Hearing - Zoning: Wade Park (Z14-0008)

Owner(s): Lebanon 390 WR, LLC, Wade Frisco Partners, LP, Pansy Family Partnership, LP & Nancy Wade, Charles Wade & Suzanne Wade

A request to rezone 128.8± acres located on the southeast corner of Lebanon Road and Dallas Parkway from Planned Development-69-Commercial-1 to Planned Development-Office-2/Retail/Residential. Neighborhood #30. AS

Anthony Satarino reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #26 & # 27 Commissioner Russell moved to open the public hearing on Item #26. Commissioner Williamson second the motion. Motion carries.

Vote: 6 – 0

Speaking For: Kevin Gaskay – Kimley Horn; Jim Newman; Stan Thomas – Thomas Land Development; Tommy Hitchcock – Willow Pond HOA

Speaking Against: None

Commissioner Russell moved to close the public hearing on Item #26. Commissioner Williamson second the motion. Motion Carries.

Vote: 6 – 0

After a brief discussion, Commissioner Hodes made motion to approve item #26. Commissioner Russell second the motion. Motion Carries.

Vote: 6 - 0

27. Conveyance Plat & Preliminary Site Plan: Wade Park, Block A, Lot 1-6 (CP14-0034 and PSP14-0032)

Owner(s): Lebanon 390WR, LLC; Wade Frisco Land Partners, LTD, Pansy Family Partnership & Ind. Owners

Six lots on 112.4± acres on the southeast corner of Lebanon Road and Dallas

Parkway. Zoned Planned Development-69-Commercial-1. Neighborhood #30.
SS

After a brief discussion, Commissioner Hodes made motion to approve item #27. Commissioner Williamson second the motion. Motion Carries.
Vote: 6 – 0

28. Public Hearing - Zoning: Newland/Eland - Hollyhock (Z15-0001)
Owner(s): NASH Eland, LLC
A request to amend Planned Development-233 to add a public school and modify development standards on 308.0± acres located 1,400± feet east of FM 423, 750± feet south of U.S. 380. Zoned Planned Development-233-Single Family-8.5/Single Family-7/Patio Home. Neighborhood #51. Tabled on 6/23/2015. SP

Suzanne Porter asked for Item #28 to be removed from the table. Commissioner Roberti made motion to remove Item #28 from table. Commissioner Williamson second the motion. Motion carries.
Vote: 6 – 0

Suzanne Porter reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #28 & # 29 Commissioner Roberti moved to open the public hearing on Item #28. Commissioner Russell second the motion. Motion carries.
Vote: 6 – 0

Speaking For: Frank Abbott – Kimley-Horn
Speaking Against: None

Commissioner Roberti moved to close the public hearing on Item #28. Commissioner Russell second the motion. Motion Carries.
Vote: 6 – 0

After a brief discussion, Commissioner Williamson made motion to approve item #28. Commissioner Hodes second the motion. Motion Carries.
Vote: 6 - 0

29. Site Plan: Hollyhock, Phase 1B, Block J, Lot 1 (SP15-0056)
Owner(s): NASH Eland, LLC
An amenity center on one lot on 2.1± acres on the southwest corner of Hollyhock Road and Tumblegrass Road. Zoned Planned Development-233-Single Family-8.5/Single Family-7/Patio Home. Neighborhood #51. SP

After a brief discussion, Commissioner Roberti made motion to approve item #29. Commissioner Cox second the motion. Motion Carries.

Vote: 6 - 0

30. Public Hearing - Zoning: The Gate (Z15-0008)
Owner(s): IGO - Frisco 1, LLC. & IGO-USA, LP
A request to rezone 40.95± acres located on northwest corner of John Hickman Parkway and Dallas Parkway from Planned Development-69-Commercial-1, Planned Development-120-Commercial-1 and Planned Development-111-Multifamily to Planned Development-Office-2/Retail/Residential. Neighborhood #31. AS

Anthony Satarino reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #30.

Commissioner Williamson moved to open the public hearing on Item #30. Commissioner Russell second the motion. Motion carries.

Vote: 6 – 0

Speaking For: Barry Hand - Gensler
Speaking Against: None

Commissioner Cox moved to close the public hearing. Commissioner Williamson second the motion. Motion Carries.

Vote: 6 – 0

After a brief discussion, Commissioner Williamson made motion to approve the item. Commissioner Russell second the motion. Motion Carries.

Vote: 6 - 0

31. Public Hearing - Zoning: Estates at Rockhill, Phases II & III (Z15-0016)
Owner(s): North West Ranch, Ltd.
A request to rezone 59.2± acres on the north and south sides of Rockhill Parkway, 1,000± feet west of FM 423 from Industrial and Agricultural to Single Family-8.5/Single Family-7. Neighborhood #50. AS

Anthony Satarino reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #31.

Commissioner Roberti moved to open the public hearing on Item #31. Commissioner Williamson second the motion. Motion carries.

Vote: 6 – 0

Speaking For: Will Shaddock – Shaddock Development Co.
Speaking Against: None

Commissioner Roberti moved to close the public hearing. Commissioner Russell second the motion. Motion Carries.

Vote: 6 – 0

After a brief discussion, Commissioner Roberti made motion to approve the item. Commissioner Williamson second the motion. Motion Carries.

Vote: 6 - 0

32. Public Hearing - Zoning: Richwoods (Z15-0017)

Owner(s): Frisco Independent School District

A request to rezone 38.7± acres from Planned Development-147-

Retail/Multifamily-15 to Single Family-7 on the southeast corner of Rolater Road and Coit Road. Zoned Planned Development-147-Retail/Multifamily-15.

Neighborhood #26. SP

Suzanne Porter reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #'s 32, 33 and 34.

Commissioner Williamson moved to open the public hearing on Item #32. Commissioner Edwards second the motion. Motion carries.

Vote: 6 – 0

Speaking For: John Papagolos – Papagolos Development.

Speaking Against: None

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

Vote: 6 – 0

After a brief discussion, Commissioner Cox made motion to approve Item # 32. Commissioner Russell second the motion. Motion Carries.

Vote: 6 - 0

33. Public Hearing - Specific Use Permit: Richwoods (SUP15-0009)

Owner(s): Multiple Property Owners

A request to amend a Specific Use Permit (S-201) for Private Streets to add 14.6± acres for a total of 520.6± acres, on the south side of Rolater Road and the north side of CR 68 between Coit Road and Independence Parkway. Zoned Planned Development-140-Single Family-7, Planned Development-141-Patio Home, Planned Development-142-Single Family-7, Planned Development-143-Patio Home, Planned Development-144-Single Family-8.5, Planned Development-146-Single Family-7, and Retail, with a Specific Use Permit (S-201) for a Private Street Development, and Planned Development-147-Retail/Multifamily-15 (Proposed Single Family-7). Neighborhood #26. SP

After a brief discussion, Commissioner Cox made motion to approve Item #33.

Commissioner Williamson second the motion. Motion Carries.
Vote: 6 - 0

34. Preliminary Plat: Richwoods, Phase 28 (PP15-0014)
Owner(s): Frisco Independent School District
54 Single Family-7 lots, five Homeowners' Association Lots, and one private street lot on 14.6± acres on the south side of Rolater Road, 900± feet west of Daybreak Ridge Road. Zoned Planned Development-147-Retail/Multifamily-15 (Proposed Single Family-7 with a Specific Use Permit for a Private Street Development). Neighborhood #26. SP

After a brief discussion, Commissioner Williamson made motion to approve Item #34. Commissioner Russell second the motion. Motion Carries.
Vote: 6 - 0

35. Replat: Stonebriar Creek Estates, Block A, Lot 19R (RP15-0004)
Owner(s): Dean Kennedy & Terese Kennedy
One lot on 3.1± acres in between Post N. Paddock Lane, 950± feet north of Stonebriar Way. Zoned Agricultural. Neighborhood #34. KM

Kim Moore reviewed staff comments and recommended approval with conditions outlined in the staff report on Item #35.

Commissioner Roberti moved to open the public hearing on Item #35. Commissioner Edwards second the motion. Motion carries.
Vote: 6 – 0

Speaking For: None
Speaking Against: None

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

After a brief discussion, Commissioner Roberti made motion to approve the item. Commissioner Cox second the motion. Motion Carries.
Vote: 6 - 0

36. Public Hearing - Specific Use Permit: NEC 4th Army & Lebanon - Self-Storage (SUP15-0010)
Owner(s): Lebanon Rock Creek, LLC
A request for a Specific Use Permit for a Mini-Warehouse/Self-Storage facility on one lot on 5.0± acres on the northeast corner of Lebanon Road and 4th Army Road. Zoned Commercial-1. Neighborhood #39. AM

Seth Sampson informed the Commissioners that we received a withdrawal letter

from the applicant on Item #36.

Commissioner Hodes moved to open the public hearing on Item #36.
Commissioner Cox second the motion. Motion carries.

Vote: 6 – 0

Speaking For: None

Speaking Against: Jerry Chatham – Resident; Gerardo & Melissa Moore –
Resident; Ashley Purvis – Resident.

Commissioner Russell moved to close the public hearing. Commissioner Cox
second the motion. Motion Carries.

Vote: 6 – 0

After a brief discussion Commissioner Russell motion to accept the applicants'
withdrawal letter on Item #36. Commissioner Edwards second the motion.
Motion carries. Item #36 withdrawn.

Vote: 6 – 0

GENERAL INFORMATION

37. Update the Results of July 1, 2015 City Council Meeting.

Amy Mathews updated the Commission on the City Council meeting.

38. Schedule of Future Discussion Items.

Commissioner Hodes request work session for putting standards in place for
backyard sizes.

ADJOURN

There being no further business, Commissioner Roberti moved to adjourn the meeting
at 8:15pm Commissioner Cox seconded the motion. Motion Carries.

Vote: 6-0.

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.*