



**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, AUGUST 12, 2014

MINUTES

Chairman	Bill Woodard	Present
Vice Chair	Bobby Roberti	Present
Secretary	Will Russell	Present
Commissioner	Kevin Hodes	Present
Commissioner	Kristie Edwards	Present
Commissioner	Linda James	Present
Commissioner	Rick Williamson	Present

CALL TO ORDER

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

Chairmand Woodard noted Commissioner Williamson arrival at 6:32 p.m.

1. Roll Call
Representing staff were: John Lettelleir, Director of Development Services, John Webb, Planning Manager, Carey Frazier, Senior Administrative Assistant, Lori Cross, Administrative Assistant; Anthony Satarino, Planner; Suzanne Porter, Senior Planner/Downtown Coordinator; Joel Fitts, Senior Traffic Engineer; Toyin Fawehinmi, Civil Engineer; John Gillette, Fire Marshall; Alyssa Sanders, Fire Protection Engineer.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission, July 22, 2014.
Commissioner Hodes moved to approve the minutes from the Planning & Zoning Commission meeting on July 22, 2014. Commissioner Russell seconds the motion. Motion carries. Minutes approved.

Vote: 6 – 0

CONSENT AGENDA - Consider and Act

Commissioner Hodes pulled Item numbers 11, 17, 18, 19 and 20 from the Consent Agenda.

Commissioner Hodes moved to approve Consent Agenda Items 1-10, 12-16 and 21-24. Commissioner James seconded the motion. Motion carries. Items approved.

Vote: 6 – 0

After a brief discussion Commissioner Roberti, made motion to approve Item # 11. Commissioner Hodes seconded the motion. Motion carries. Item approved.

Vote: 6 – 0

After a brief discussion Commissioner Hodes, made motion to approve Item # 17. Commissioner Russell seconded the motion. Motion carries. Item approved.

Vote: 6 – 0

After a brief discussion Commissioner Hodes, made motion to approve Item # 18. Commissioner Russell seconded the motion. Motion carries. Item approved.

Vote: 6 – 0

After a brief discussion Commissioner Hodes, made motion to approve Item # 19 and 20. Commissioner James seconded the motion. Motion carries. Item approved.

Vote: 6 – 0

3. Revised Conveyance Plat: NWC FM 423 & Stonebrook, Block A, Lots 1, 3, 4 & 5 (CP14-0022)

Owner(s): Stonebrook-423 Partners, LP

Four lots on the northwest corner of Stonebrook Parkway and FM 423. Zoned Retail. Neighborhood #43. SP

4. Final Plat: The Crossing at Lawler Park, Phase 3A (FP14-0040)

Owner(s): Frisco Crossing JV, Ltd

Thirty-nine Single Family-8.5 lots and six Homeowners' Association lots on 17.4± acres on the northeast corner of Countrybrook Drive and Shackelford Drive. Zoned Planned Development-150-Single Family-8.5. Neighborhood #17. MW

5. Final Plat: The Crossing at Lawler Park, Phase 3B (FP14-0041)

Owner(s): Frisco Crossing JV, Ltd

Thirty-six Single Family-8.5 lots and three Homeowners' Association lots on 15.1± acres on the northeast corner of Whistler Drive and Shackelford Drive. Zoned Planned Development-150-Single Family-8.5. Neighborhood #17. MW

6. Final Plat: Phillips Creek Ranch Waterton, Phase 2 (FP14-0042)

Owner(s): Standard Pacific of Texas, Inc

29 Single-Family-7 lots on 7.4± acres on the northwest corner of Stonebrook Parkway and Gibbon River Lane. Zoned Planned-Development-

202/Townhome. Neighborhood #42. SP

7. Final Plat: Phillips Creek Ranch Waterton, Phase 3 (FP14-0043)
Owner(s): Standard Pacific of Texas, Inc
30 Single-Family-7 lots and one Homeowners' Association lot on 7.7± acres on the southeast corner of Old Newman Road and Kara Creek Drive. Zoned Planned-Development-202-Patio Home/Townhome. Neighborhood #42. SP
8. Final Plat: Prestmont Center, Block B, Lot 9 (FP14-0044)
Owner(s): Yeffet Venture, Ltd
A restaurant with a drive through window on one lot on 1.0± acres on the southeast corner of John Hickman Parkway and Preston Road. Zoned Commercial-1. Neighborhood #29. MW
9. Final Plat: Frisco Trails, Block A, Lot 8 (FP14-0045)
Owner(s): SEC Eldorado & The Tollway, Ltd
A restaurant with a drive-through window on one lot on 1.5± acres on the east side of Dallas Parkway, 450± feet south of Eldorado Parkway. Zoned Planned Development-156-Retail. Neighborhood #46. SP
10. Final Plat: The Arbors at Willow Bay, Phase IV (FP14-0046)
Owner(s): BOH Willow South TX, LP
136 Single Family-7 and Single Family-8.5 lots and three HOA lots on 39.2± acres on the west side of Independence Parkway, 1,200± feet south of Eldorado Parkway. Zoned Single Family-8.5 and Single Family-7. Neighborhood #14. MW
11. Preliminary Plat: Phillips Creek Ranch, Phase 5A & 5B (PP13-0031)
Owner(s): PCR Land Company, LLC
97 Patio Home Lots and nine Homeowners' Association lots on 42.6± acres on the southeast corner of Del Webb Boulevard and FM 423. Zoned Planned Development-202-Single Family-10/Patio Home/Townhome. Neighborhood #38. SP
12. Preliminary Site Plan & Conveyance Plat: Willow Bay Addition, Block A, Lots 1 and 2 (PSP14-0014 & CP14-0016)
Owner(s): Independence Partners, LTD
Five retail buildings and one pharmacy with a drive-through window on two lots on 16.0± acres on the northeast corner of Eldorado Parkway and Coit Road. Zoned Retail. Neighborhood #7. AS
13. Revised Preliminary Site Plan & Revised Conveyance Plat: Eldorado Village, Block A, Lots 2R and 7 (PSP14-0018 & CP14-0020)
Owner(s): LG Eldorado Tollway, LLC
A medical office building and a restaurant with a drive through window on two lots on 1.7± acres on the north side of Eldorado Parkway, 350± feet east of The

Dallas North Tollway. Zoned Planned Development-166-Office and Retail Uses. Neighborhood #47. AS

14. Preliminary Site Plan: Frisco Sports Complex, Block B, Lot 6 (PSP14-0020)
Owner(s): Frisco Economic Development Corporation A professional office building on one lot on 1.7± acres on the northeast corner of Hicks Drive and Dallas Parkway. Zoned Planned Development-169-Mixed Use. Neighborhood #35. AS
15. Site Plan: Islamic Center of Frisco, Block A, Lot 1 (SP14-0028)
Owner(s): Frisco Masjid Inc
A mosque on one lot on 8.2± acres on the west side of Frisco Street, 930± feet south of Eldorado Parkway. Zoned Retail and Commercial-1. Neighborhood #46. RC
16. Site Plan: Parkwood Offices Addition, Block A, Lot 5 (SP14-0053)
Owner(s): Parkwood Partners LLC
Four office buildings on one lot on 3.6± acres on the east side of Parkwood Parkway, 830± feet north of Stonebrook Parkway. Zoned Planned Development-108-Office-1 with a Specific Use Permit (S-215) for a Licensed Child Care Center. Neighborhood #20. RC
17. Site Plan: Cottonwood Creek Park, Block A, Lot 1 (SP14-0055)
Owner(s): City of Frisco
A City Park with a Hike and Bike Trail on one lot on 68.0± acres along Cottonwood Branch, between Teel Parkway and Legacy Drive. Zoned Single Family-8.5. Neighborhood #45. RC
18. Revised Site Plan: Fisd Central Administration, Block A, Lot 1R (SP14-0056)
Owner(s): Frisco Independent School District
Fisd Administration building and a commercial stealth antenna on one lot on 75.8± acres on the west side of Ohio Drive, 1,090± feet south of Wade Boulevard. Zoned Office-2. Neighborhood #24. JW
19. Site Plan: Timber Ridge Plaza, Block A, Lot 6 (SP14-0058)
Owner(s): Greenpad Developers LLC
A licensed child care center on one lot on 1.6± acres on the north side of Timber Ridge Drive, 160± feet east of Teel Parkway. Zoned Planned Development-183-Office-1. Neighborhood #39. RC
20. Site Plan: Timber Ridge Plaza, Block A, Lot 5R (SP14-0059)
Owner(s): Greenpad Developers LLC
An office building on one lot on 1.5± acres on the northeast corner of Teel Parkway and Timber Ridge Road. Zoned Planned Development-183-Office-1.

Neighborhood #39. RC

21. Site Plan: Timber Ridge Plaza, Block A, Lot 1 (SP14-0060)
Owner(s): eVantage Systems LLC
Three assisted living facility buildings on one lot on 2.0± acres on the north side of Timber Ridge Drive, 400± feet east of Teel Parkway. Zoned Planned Development-183-Office-1 with a Specific Use Permit (S-208) for an Assisted Living Facility. Neighborhood #39. RC
22. Site Plan: Prestmont Center, Block B, Lot 6R (SP14-0061)
Owner(s): Texafornia Investors LLC
A retail/restaurant building on one lot on 1.2± acres on the east side of Preston Road, 300± feet south of John Hickman Parkway. Zoned Commercial-1. Neighborhood #29. RC
23. Site Plan: S.H. 121 and Independence Retail, Block A, Lot 5 (SP14-0062)
Owner(s): NEC Independence & 121, LP
Three medical office buildings on one lot on 2.0± acres on the north side of State Highway 121, 375± feet east of Independence Parkway. Zoned Highway. Neighborhood #27. AS
24. Call a Public Hearing: Thoroughfare Plan Amendment (TA14-0002)
Applicant: City of Frisco
A request to call a public hearing to amend the Thoroughfare Plan regarding Warren Parkway and Gaylord Parkway between Ohio Drive and Hillcrest Road. MW

PUBLIC HEARINGS - Consider and Act

25. Public Hearing - Replat: Village at Panther Creek Phase One, Block B, Lots 17R and 18 (RP14-0008)
Owner(s): Village at Panther Creek #1 HOA and City of Frisco
Two lots on 8.8± acres on the northwest corner of Eldorado Parkway and Turf Lane. Zoned Planned Development-2-Residential Village. Neighborhood #9. Tabled 7/22/2014. SP

Suzanne Porter reviewed staff comments and recommended to remove item from the table, and approve as submitted. Commissioner Russell made motion to remove from table. Commissioner Williamson seconded. Motion carries.

Vote: 6 – 0

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

Vote: 6 – 0

Speaking For: None

Speaking Against: None

There being no one to speak on the item, Commissioner Russell moved to close the public hearing. Commissioner Williamson seconded the motion. Motion carries.

Vote: 6 – 0

Commissioner Hodes made a motion to approve the item. Commissioner Russell seconded the motion. Item approved.

Vote: 6 – 0

26. Public Hearing - Replat: Frisco Sports Complex, Block B, Lots 4-R, 5, and 6 (RP14-0009)

Owner(s): Frisco Economic Development Corporation & The City of Frisco
Three lots on 6.4± acres on the southeast corner of Gaylord Parkway and Dallas Parkway. Zoned Planned Development-169-Mixed Use. Neighborhood #35. AS

Anthony Satarino reviewed staff comments and recommended approval as submitted. Commissioner Hodes moved to open the public hearing. Commissioner Roberti seconded the motion. Motion carries.

Vote: 6 – 0

Speaking For: None

Speaking Against: None

There being no one to speak on the item, Commissioner Russell moved to close the public hearing. Commissioner Williamson seconded the motion. Motion carries.

Vote: 6 – 0

Commissioner Russell made a motion to approve the item. Commissioner Hodes seconded the motion. Item approved

Vote: 6 – 0

27. Public Hearing - Zoning: Standerfer Tract (Z14-0017)

Owner(s): Multiple Owners

A request to amend Planned Development-163 to modify the architectural standards of Tract 1. The property is located on the northwest corner of Coit Road and Rolater Road and contains 35.5± acres. Neighborhood #18. SP

Suzanne Porter reviewed staff comments and recommended approval as submitted. Commissioner Roberti moved to open the public hearing. Commissioner James seconded the motion. Motion carries.

Vote: 6 – 0

Speaking For: None

Speaking Against: None

There being no one to speak on the item, Commissioner Roberti moved to close the public hearing. Commissioner Russell seconded the motion. Motion carries.

Vote: 6 – 0

Commissioner Russell made a motion to approve the item. Commissioner Williamson seconded the motion. Item approved.

Vote: 6 – 0

GENERAL INFORMATION

28. Update the Results of August 5, 2014 City Council Meeting.
John Webb updated the Commission on the results from the August 5, 2014 City Council meeting.
29. Attending the American Planning Association Texas Chapter Annual Conference in Frisco.
John Lettelleir inquired on how many Commissioners would be attending the American Planning Association Texas Chapter Annual Conference in Frisco October 16th. & 17th. With a show of hands 6 of the 7 Commissioners will be attending. Commissioner Williamson will not be able to attend.
30. Scheduling a meeting with Charles L. Marohn, Jr. with Strong Towns
John Lettelleir requested that the Commissioners attend a meeting with him on October 23, 2014 for breakfast or lunch. All but Commissioner Hodes and Williamson would be able to attend.
31. Briefing from Members serving on other Advisory Committees
Commissioner Williamson mentioned that the CPAC meeting was well attended and the next meeting would be on August 25th. Commissioner Woodard mentioned that the next Parks Advisory meeting will be August 26th.
32. Schedule of Future Discussion Items
Commissioner Roberti requested information on the progress of Stonebrook Pkwy. John Lettelleir stated that John Webb is preparing more information on cell towers and bicycle racks.

ADJOURN

There being no further business, Commissioner Russell moved to adjourn the meeting at 7:05 p.m. Commissioner Edwards 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.