

July 22, 2014

Public Hearing - Zoning: Ohio-Warren (Z13-0025)
Owner(s): Multiple Property Owners

DESCRIPTION:

A request to rezone 104.3± acres from Commercial-1 and Highway to Planned Development-Patio Home/Multifamily. The property is generally located on the east side of Ohio Drive north of Gaylord Parkway and on the east and west sides of Ohio Drive south of Gaylord Parkway. Zoned Commercial-1 and Highway. Neighborhood #29. MW

HISTORY:

Ordinance No. 283 – Zoned the property south of Gaylord Parkway to Highway (H) in 1971.

Ordinance No. 83-05-03 – Zoned the property north of Gaylord Parkway to Commercial-1.

Ordinance No. 04-07-60 – Granted a Specific Use Permit for Private Athletic Fields for the 27.1± acres on the north side of Gaylord Parkway, 400± feet east of Ohio Drive.

CASE OVERVIEW:

The applicant is requesting to rezone the property to allow a single-family and urban multifamily residential neighborhood. Discussions on potential rezoning of portions of this property began shortly after the 2006 Comprehensive Plan was adopted, changing the designation of the property north of Gaylord Parkway to residential. Several inquiries were made about rezoning a portion of the property to residential, leaving the surrounding properties as Commercial-1. Staff determined that a more comprehensive approach should be required and that property owners within the area should work together to bring forward a Planned Development zoning request that would encompass as much of the property as possible to create a neighborhood with coordinated open space and walkability. The alternative would be a piecemeal zoning process with no guarantee that the other properties would be rezoned residential.

Staff began holding informational meetings on a potential “Ohio/Warren Development Study Area” in early 2012. Voluntary meetings with land owners in the area were held

to discuss a land use strategy for the area and a potential rezoning. After those meetings in March and July of 2012, the property owners began working together to formalize development plans for the area.

HOMEOWNERS ASSOCIATION MEETINGS

Prior to a formal application submittal, the applicant held two informational meetings with adjacent homeowners associations on June 25, 2013 and July 25, 2013. The meetings were also attended by staff and members from the Planning & Zoning Commission and City Council. Generally, the reception to the project was positive with some concerns related to projects not associated with the development (proposed roundabouts at the intersections of Ohio Drive and Gaylord Parkway and Ohio Drive and Warren Parkway).

There was also concern about the possibility of the property owner at the southeast corner of Warren Parkway and Ohio Drive not participating in the rezoning request and what that hold-out would do to the overall plan. Staff visited with the property owner of the southeast corner of Ohio Drive/Warren Parkway to review the zoning case, the benefits of being a party to this zoning case and answer their questions. This was a good meeting; however, the property owner declined to participate. The applicant continued to work with staff on the design of the development to create a plan that would accommodate either non-residential development on the adjacent property or residential development should the property owner choose to rezone the property in the future.

Since those HOA meetings, staff has received correspondence both in support and opposition to the zoning request. Those have been included as an attachment to this report.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Single Family	Planned Development-56-Single Family-7 and Planned Development-22-Single Family-7	Residential
East	Vacant (north of Gaylord); Auto Dealer (South of Gaylord)	Commercial-1, Highway, and Planned Development-23-Business Center	Residential
South	Auto Dealership	Highway (with SUP-209 and 224 for Auto Dealerships)	Retail
West	Retail	Highway and Commercial-1	Retail

PROJECT SUMMARY

The proposed zoning will provide for approximately 175 Patio Home lots on a 46.2± acre portion of the property between Warren Parkway and Gaylord Parkway. The three remaining parcels located on the northeast, southwest, and southeast corners of Gaylord Parkway and Ohio Drive will comprise of approximately 2,348 urban multifamily units with structured parking. The multifamily buildings will be developed with build-to lines along Ohio Drive and Gaylord Parkway, framing the street and creating a sense of place as you enter the urban neighborhood, especially from the south. The development will comply with applicable sections of the Form Based Codes Manual with regards to building form, streetscape, as well as providing for Landmark building facades to frame the future roundabout at the intersection of Gaylord Parkway and Ohio Drive.

The applicant is providing 12% open space throughout the development, which exceeds the minimum 10% required open space. Open space areas are a combination of passive recreation space near the single family homes and urban squares in the multifamily areas. Major elements of the passive open space areas include shade structures/gazebos, walking trails with double rows of trees for shade, and activity areas. The plan also includes some patio homes fronting directly on to open space. Urban squares include tree groves, seating areas, and entry monumentation. Open space for each quadrant shall be provided with Phase 1 of the development in each quadrant. This will ensure that the open space areas are in place prior to residents moving into the development.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Due to its importance in preserving Frisco's reputation as being a desirable place to live and work, Chapter 5 of the 2006 Comprehensive Plan was devoted to Livability Strategies. "Livability", "Sustainability", "Placemaking", and "Sense of Place" are the foundations of the Comprehensive Plan and further explained below.

Livability – Creating 'livability' means "...creating environments which are 'people-centric' rather than 'auto-centric'..." The proposed neighborhood was designed in a manner to enhance the pedestrian experience. Short walkable blocks, front porches, and proximity to open space are all characteristics of a "people-centric" neighborhood. Alleys and garages in the rear of residential lots de-emphasize the automobile and enhance the streetscape. The proposed development incorporates alley-served single family homes, urban multifamily units (with structured parking), and open space to create a walkable, pedestrian-oriented environment.

Sustainability – As referenced in Chapter 5, sustainable places are, “... stimulating places to live, work, shop, and play that are special and unique in a way that draws us to them...” The goal is to create neighborhoods which offer homes and amenities not necessarily found in every other neighborhood. In addition, providing “... a variety of housing types can aid in attracting residents with a true and long term commitment to the community. Residents who will reinvest in their homes and when circumstances change, they can continue to live in the same neighborhood, providing an intergenerational mix, security, and a socially supportive community. In the end, it is important that people will, over time, reinvest in their properties rather than just move on to other subdivisions.” The proposed neighborhood incorporates Patio Homes and Urban Multifamily units to serve a variety of living needs and which are within close proximity to dining and shopping uses nearby.

Placemaking – The Comprehensive Plan outlines “Placemaking Principles for a Creative Community” (below). The proposed neighborhood utilizes the principles of diversity, choice, and authenticity by providing a mix of housing types, open space, and unique character.

PLACEMAKING PRINCIPLES FOR A CREATIVE COMMUNITY

Environments conducive to attracting and nurturing knowledge-workers and talent-driven businesses consistently exhibit the following themes. They serve as guiding principles for policies and strategies that can, over time, shape Frisco into a city poised to flourish in the growing creative economy.

Diversity encompasses both environmental and cultural diversity and speaks to interesting juxtapositions: Nature and urbanity; great new buildings and grand old ones; established affluence and entry-level upstarts; natives and newcomers; upscale retail and funky mom-and-pop shops; auto or streetcar or walking; all coexisting in a richly complex and stimulating environment. Diversity eschews the homogenous and over-designed, and celebrates the city as an evolving manifestation of many ideas and visions over time. It allows a diverse mix of individuals to find a “niche,” and exposes them to a stimulating array of choices on a daily basis.

Choice offers the ability to select from a range of attractive alternatives for everything from housing to transportation options, from working environments to leisure time pursuits, from urban vitality to places of solace. Designing for choice has complex, but not unattractive implications. For example, walking as a primary mode of mobility is not a real choice unless a compact city form, a full mix of uses within walking distance, a well-designed sidewalk/crosswalk system and, to some extent, transit linking walkable enclaves are all in place to make that choice viable.

Authenticity is rooted in the unique environment, history and evolving culture of a region and community. Preserved natural features, older buildings, traditional, self-contained neighborhoods and a predominance of independent, locally-owned businesses over ubiquitous franchises serve as gauges of authenticity. By extension, authenticity is reinforced when new projects are designed to be compatible with their neighbors and larger urban context. The aggregate is a distinctive place whose character is a reflection of the uniqueness of its locale.

A vibrant public life extends beyond typical “park and recreation” pursuits to include a variety of choices for dining, shopping, schmoozing, exercise, informal meetings, people-watching, and walking. It balances home life with diverse leisure and entertainment choices in the city’s streets, plazas, outdoor markets, parks and trails, as well as in “third places” such as coffee shops, outdoor cafes, pubs, bookstores and the like. Public life venues foster a sense of community, face-to-face conversation, debate and exposure to a range of thinking and ideas.

A stimulus-rich environment consistently engages both the full range of senses and the intellect through skillfully applied design principles—scale, rhythm, repetition, color—as well as through well crafted vernacular design, connections to nature, connections to the past, and exposure to cultural stimuli from street performances to public art. It can be embodied in ways as varied as long, dramatic vistas, visually exciting street scenes and rhythmic street tree plantings to rich architectural materials, engaging sign designs and pockets of seasonal color.

Source: *Places to Flourish*, James Richards
The Rise of the Creative Class, Richard Florida

Sense of Place – The Comprehensive Plan provides “Tools to Enhance a Sense of Place” which focuses on elements such as Axial Design, Hierarchy, Transitional Elements, and Dominant Features. An axial open space element (as depicted on Exhibit C-1) connects the single family neighborhood north of Gaylord Parkway to the multifamily developments to the south and to the west. The open space areas transition from passive open space in the single family area to more of an urban form in the urban living multifamily areas.

Tools to Enhance a Sense of Place

Axial Design, in its classic form, arranges elements of a landscape or townscape along a strong linear sightline, or axis. It can create a very strong sense of order, even over great distances, as is usually associated with symmetry and formalism. A well-known example is the Capitol Mall in Washington, D.C., where the Capitol dome, the Washington Memorial, its reflecting pool, and the Lincoln Memorial are centered on a single straight sightline. Closer to home, the Southlake Town Center uses axial design to lend order to the town square, where the central point between two historic trees is the origin of an axis that links the bandstand, the public fountain and the centerline of the City Hall façade

Hierarchy utilizes a variety of sizes of exterior spaces (or outdoor rooms) to create a variety of experiences in the landscape. It also helps clearly differentiate more important “rooms” from the minor support areas. This technique can greatly aid in reducing a grandly scaled space to a smaller, more comfortable human scale, and vice versa. The drama and excitement of an area can be enhanced greatly through hierarchical design.

Transition elements provide a perceivable link between adjacent spaces. Exterior spaces can seem endless and filled with a tremendous variety of separate objects, structures and planted areas.. However, these spaces and objects can be linked or blended by the use of transition elements, which can be a crucial aid to unity, way-finding and “sense of place”. Repetition of a design element, coloring of architectural features, repeated use of a particular tree species—even the continuation of a distinctive paving pattern from one exterior space to the next—are all examples of transitional elements.

Dominant features create contrast and emphasis. Just as music crescendos to a climax and art generally needs a focus, outdoor spaces and communities are more effective and complete if a dominant element is discernable. An important feature for orientation, this focal point gives a place clarity and purpose, and creates unity in the space. The single church spire of a medieval village, the clock tower in the plaza, and the statue or fountain feature usually found in civic spaces, all create a center that all other elements of the space relate to.

Sense of enclosure is perhaps the single most important feature in the design of community spaces. A satisfactory sense of enclosure occurs when the relationship of the ground plane or “floor” of an exterior space and enclosing vertical “walls” (formed by building facades, rows of trees, or other vertical elements) form a comfortable feeling of containment akin to an “outdoor room.” Sizes of such “rooms” vary dramatically, but the skillful design of the horizontal to vertical ratio shapes spaces appropriate for the activity, moods and emotions intended for the place. The activities or emotions that result from a walk down a friendly main street, a quiet conversation in an intimate townhouse garden, or a coin toss at a sports stadium are all quite different, yet these activities or emotions are at home in their respective spaces.

When the height of the verticals is greater than the distance between them, one becomes more aware of the vertical elements themselves rather than the space they create. If the horizontal distance between the vertical elements exceeds four times their height, then a sense of the enclosure is lost altogether. The most comfortable community spaces are those that fall between these two extremes at a ratio of two or three horizontal units to one vertical unit. With this ratio in mind, we can easily understand why shopping center parking lots and wide suburban parkways with extended building setback lines seem empty and undesirable, while narrower, more traditional streets with buildings at the sidewalk often have the comfortable feeling of an “outdoor room.”

Source: *Community By Design*, Kenneth Hall and Gerald Porterfield

The Image of the City, Kevin Lynch

Natural Resources – The Comprehensive Plan does not identify any floodplains, wetlands, or sensitive habitats on the property. However, a Waters of the US tributary exists on the property north of Gaylord Parkway and is being preserved as open space as depicted on Exhibits C, C-1, and C-2.

Future Land Use Plan – The Future Land Use Plan designates residential uses on the property north of Gaylord Parkway. The Future Land Use Plan designates Retail uses on the property south of Gaylord Parkway.

The Comprehensive Plan outlines criteria for supporting the change from nonresidential to residential uses. Below are the criteria and staff's comments on each, focusing on the property south of Gaylord Parkway:

The area should be physically appropriate for residential uses.

- The property is located with access to Gaylord Parkway, Ohio Drive, and Stone Crest Road and has sufficient depth to support residential uses.

The area is an extension of a residential neighborhood shown on the Future Land Use Plan and is not separated from the neighborhood by a major thoroughfare (or larger).

- The property south of Gaylord Parkway, a Minor Thoroughfare, is an extension of property designated for residential uses to the north. Extending the residential designation to property south of Gaylord Parkway (and on both sides of Ohio Drive) allows the residential development to frame the street and create a distinctive neighborhood along Ohio Drive.

The rezoning will not create a situation where non-residential traffic will negatively impact established and proposed future neighborhoods.

- The remaining non-residential property south of Gaylord Parkway is mainly focused along SH 121 and will not negatively impact the future residential development.

The rezoning would not result in a shortage of land designated for non-residential development.

- There is an abundance of non-residential zoning along Preston Road and SH 121.

The rezoning would not diminish the land base considered prime for future economic expansion.

- The rezoning would not diminish future economic expansion. Major commercial developments have been focused more along the SH 121 corridor and along Preston Road. Commercial uses had been shown for this area in the last several Comprehensive Plans. The 2006 Comprehensive Plan shows residential for most of this area. The reason for the land use change was because of little interest in commercial developing for several reasons. Gaylord Parkway, Warren Parkway and Ohio Drive are minor thoroughfares that carry less traffic. Gaylord Parkway and Warren Parkway end at Hillcrest Road, which means they will carry less traffic than if they had continued eastward. However, the extension of these two roads is not feasible because of the diagonal layout of SH 121. Retail uses

have gravitated to Preston Road around Stonebriar Mall and the Centre of Preston Ridge. Today, the only commercial uses in this area are a day care center, church and self storage units. As mentioned earlier in this report, the City approved a SUP for outdoor private athletic fields in 2004, which were never built.

The rezoning would not leave a residual tract of non-residentially-zoned property which would not conform to the Future Land Use Plan or which would negatively affect the proposed residential use.

- The request leaves one non-residential tract at the southeast corner of Warren Parkway and Ohio Drive. The plan, as proposed, would allow for appropriate transition should the property develop as non-residential or request rezoning to residential in the future.

The rezoning would provide for an appropriate transition between residential and non-residential uses through separation by distance, screening, or land use (i.e., creek, four-lane roadway, etc.), if positive integration of residential and non-residential land uses is not possible.

- The rezoning provides for an appropriate transition from the non-residential uses south of Gaylord Parkway and Stone Crest Road.

Parks, Recreation & Open Space Master Plan – The Parks Master Plan indicates need of an On-Street Hike & Bike Trail within the Ohio Drive right-of-way.

Transportation Strategy -

- **Thoroughfare Plan** – The Thoroughfare Plan shows Ohio Drive as a four-lane Minor Thoroughfare adjacent to the development. East of Ohio Drive, the Thoroughfare Plan shows Warren Parkway as a future six-lane Major Thoroughfare and Gaylord Parkway as a future four-lane Minor Thoroughfare adjacent to the development. A Thoroughfare Plan Amendment (TA14-0002) will be forthcoming to propose the removal of Warren Parkway and Gaylord Parkway from the Thoroughfare Plan (reducing them to Collector Roads).
- **Traffic Impact Analysis** – A Traffic Impact Analysis (TIA) is under review regarding the proposed downgrading of Warren Parkway and Gaylord Parkway in conjunction with the Thoroughfare Plan Amendment. The TIA analyzes the traffic that will be generated by the proposed development as well as analyzing the impact on the other regional traffic that will travel through the area. In calculating the traffic that will be generated by the proposed development, the TIA makes a comparison between how much traffic would be generated by the existing zoning compared to the proposed zoning. At full build out, the existing commercial zoning would generate 30,590 daily vehicle trips. In comparison, the same land area under the proposed residential zoning would generate only

11,134 daily vehicle trips, which is a reduction of over 63%. This reduction in total trips will reduce the traffic demand on the surrounding roads and will likely allow smaller versions of Warren Parkway and Gaylord Parkway to be built. Traffic Engineering concurs that the proposed roadway configuration would serve the proposed development adequately and is reviewing the results of the TIA to ensure it can support the projected growth in regional traffic and the development of any adjacent properties as well. If this zoning case is approved, the implementation of the specific roadway configuration shown in the zoning exhibits would be contingent upon the final review and approval of the TIA and City Council's approval of the proposed Thoroughfare Plan Amendment.

- **Access** – Access to the development will be provided primarily from Warren Parkway, Ohio Drive, Gaylord Parkway, and Stone Crest Road. The City has plans to reconstruct the intersection of Ohio Drive and Warren Parkway as a roundabout (which is currently under design). The Engineering Department also proposes to do the same thing at the intersection of Ohio Drive and Gaylord Parkway, which the City Council will consider after the Warren Parkway roundabout is completed. As part of the roundabout projects, the extra pavement along Ohio Drive will be repurposed so that the existing section of six-lane pavement along Ohio Drive between Warren Parkway and Gaylord Parkway will be reduced to four lanes to be consistent with the Thoroughfare Plan and the entire length of Ohio Drive.

If the Thoroughfare Plan Amendment described above is approved, the existing two lanes of Warren Parkway east of Ohio Drive would not be utilized as part of a future divided roadway, but would instead be improved to provide a wider two-lane collector roadway with the possibility of turn lanes and improved pedestrian facilities. Similarly, if the Thoroughfare Plan Amendment is approved, Gaylord Parkway would be built as a two-lane collector road east of Ohio Drive (and would eventually connect to Hillcrest Road when the land to the east develops).

Existing Utilities

- **Water** – Water lines are along Ohio Drive, Gaylord Parkway, Stone Crest Road and partially along Warren Parkway. Service will need to be extended into the property at the time of development.
- **Sanitary Sewer** – Sanitary Sewer is available in the area, however, due to the increase in residential development proposed with this request, improvements to the sanitary sewer system in the area and downstream are required. See the attached exhibit, “Figure 3 – Proposed Ohio-Warren Development Improvements” for the required improvements. Wastewater Impact Fees for the project will cover the cost of construction of the improvements.

Schools – The property is within the Frisco Independent School District. Smith Elementary School and Clark Middle School are located along Lebanon Road to the north. Frisco Independent School District has not indicated a need for an additional school on this site.

Parks – The Parks Board reviewed this zoning request at their May 15, 2014 meeting and recommended that no additional park land dedication is required, based on the amount of open space depicted on the zoning exhibits.

SUMMARY:

The applicant is proposing a mix of Patio Homes and Urban Multifamily units focused around multiple open space areas. The Planned Development contains standards for the development of the open space, Patio Home lots and Multifamily units. This request complies with the Comprehensive Plan as outlined in this report. Staff is in support of the request.

RECOMMENDATION:

Recommended for approval with the development standards outlined below:

EXHIBIT B
PLANNED DEVELOPMENT STANDARDS

Tract A

Tract A shall develop in accordance with the Patio Home (PH) standards as outlined in the Zoning Ordinance No. 11-04-09 as it exists or may be amended, subject to the following conditions:

1. Maximum number of lots: 175
2. A minimum of 55 lots shall be at least 6,500 square feet.
3. Alleys shall be developed as shown on Exhibit C.
4. Open Space shall be developed as shown on Exhibits C, C-1, and C-2. Open Space for Tract A shall be provided with the first phase of development of Tract A.
5. Compliance with Form Based Codes Manual Sections:
 - a. G-5 “Neighborhood Open Space” (10% of total project area)
 - b. G-6 “Views”
 - c. LU-5 “Building Orientation as it Relates to Open Space”
 - d. S-4 “Fencing, Visible from the Street” (also applies to lots adjacent to Open Space)
 - e. B-2 “Front Porch Requirements” for all lots.

- f. B-3 “Anti-Monotony”
- g. B-4 “Residential Building Standards for Traditional Neighborhood Developments (TND)”

Tract B

Tract B, the Urban Multifamily Tract, shall develop in general conformance with Exhibit C, subject to the following conditions:

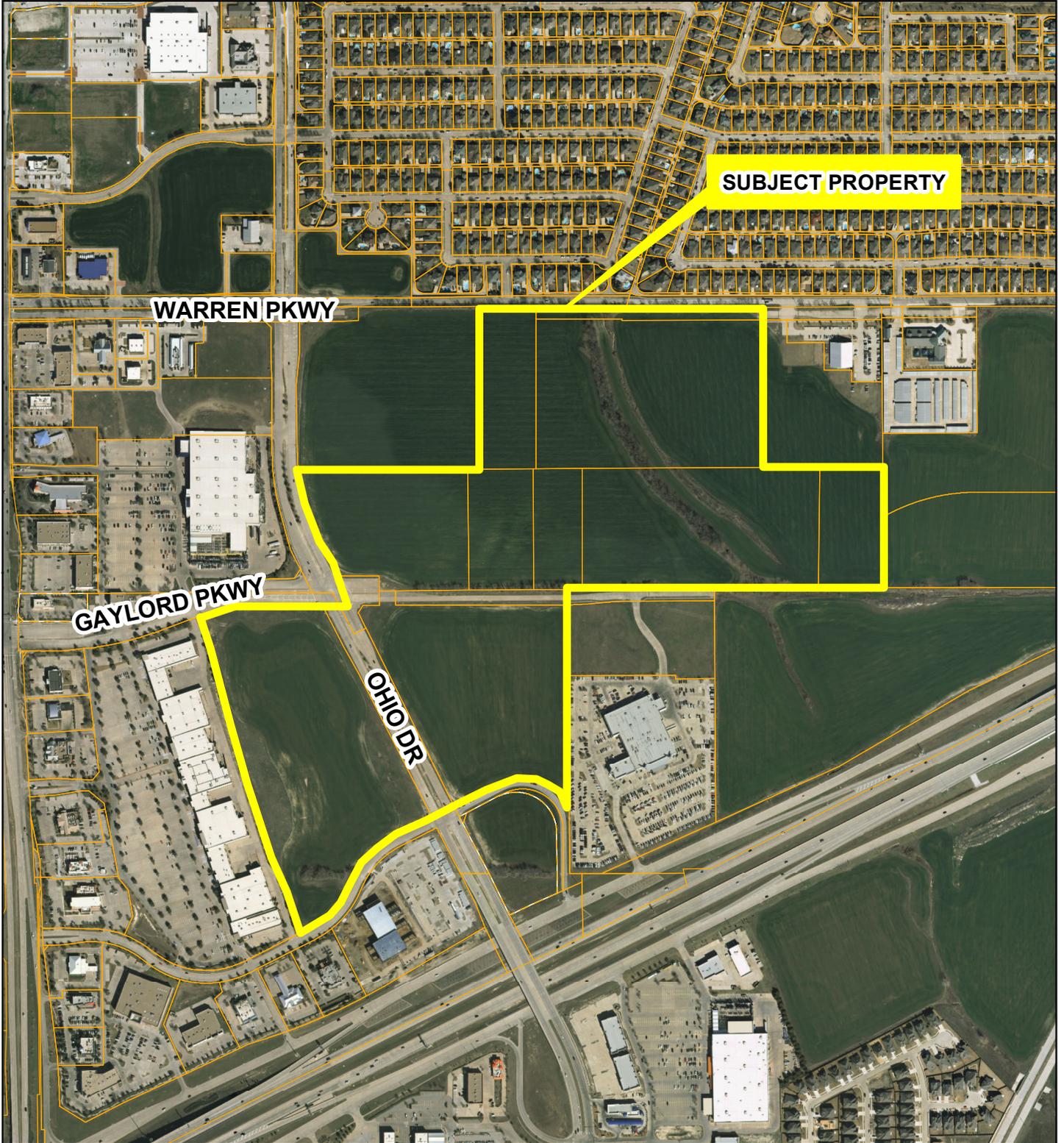
1. Maximum Height: 4 stories.
2. Clay-fired brick and natural stone shall comprise 90% of building facades (excluding internal courtyards and service areas)
3. Townhomes are permitted on Tract B-3 as shown on Exhibit C. Townhomes shall be alley-served (may utilize Form Based Codes section PR-3 “Townhome Alley” requirements).
4. Open Space shall be developed as shown on Exhibits C, C-1, C-3, and C-4. Open Space for Tract B shall be provided with the first phase of each Sub-Tract.
5. A minimum of 80% of the required parking shall be provided in parking structures or private garages.
6. Compliance with Form Based Codes Manual Sections:
 - a. G-2 “Landmark Commercial Buildings”
 - b. LU-2 “Retail At-Grade Standards (Urban)” – for portions of buildings containing non-residential uses. This includes Leasing Offices, Fitness Centers, and other residential amenity spaces. The increased ground floor ceiling height shall also apply to buildings fronting Ohio Drive and Gaylord Parkway.
 - c. LU-3 “Residential At-Grade Standards (Urban)”
 - d. LU-5 “Building Orientation as it Relates to Open Space”
 - e. B-1 “Architectural Detailing of Residential Window Treatments”

Open Space - Overall Conditions

1. Open space for each Sub-Tract shall be provided with the first phase of development of each Sub-Tract as shown on Exhibit C-5.
2. At the time of Preliminary Site Plan or Preliminary Plat submittal, whichever occurs first, a Property Owners Association (POA) shall be established for the purposes of maintaining common open space areas.
3. Final design of Open Space areas is subject to Director of Development Services approval.

Z13-0025

Ohio - Warren

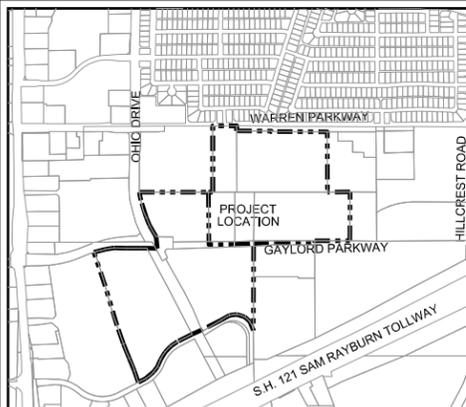


SUBJECT PROPERTY

WARREN PKWY

GAYLORD PKWY

OHIO DR



VICINITY MAP
N.T.S.



GRAPHIC SCALE

LEGEND

- EXISTING TOPO ——— 720 ———
- PARCEL LINES ———
- PROPOSED ZONING BOUNDARY - - - - -
- PROPOSED GAYLORD PARKWAY ALIGNMENT - - - - -

SITE DATA:

- TOTAL AREA TO BE REZONED: 101 ACRES
- CURRENT ZONING: RETAIL
- PROPOSED ZONING: MIXED USE: SINGLE FAMILY AND COMMERCIAL

NOTES:

- 1) NO EXISTING FLOODPLAIN EXISTS WITHIN THE PROPERTY BOUNDARIES .
- 2) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE EASEMENTS AND/OR RIGHTS-OF-WAY THAT PELOTON LAND SOLUTIONS HAS NOT BEEN ADVISED.

VARIABLE WIDTH ROW

VARIABLE WIDTH ROW

VARIABLE WIDTH ROW

TRACT	OWNER	ADDRESS
A	CHINESE BIBLE CHURCH	1221 N I-35E STE 200 CARROLLTON, TX 75006
	CHINESE BIBLE CHURCH	1221 N I-35E STE 200 CARROLLTON, TX 75006
	ROBERT FRICK & SHERYL KLINK	5301 MARINERS DR PLANO, TX 75093
B	GEORGE MIXON ADDITION	8901 GOVERNORS ROW DALLAS, TX 75247
	MIXON ENTERPRISES LTD	PO BOX 670038 DALLAS, TX 75367
	ROBERT FRICK & SHERYL KLINK	5301 MARINERS DR PLANO, TX 75093

EXHIBIT A
FOR
Z 13 - 0025

CITY OF FRISCO, TEXAS COLLIN COUNTY

OHIO DRIVE @ GAYLORD PARKWAY

ENGINEER/SURVEYOR:



10875 JOHN W. ELLIOT DR. SUITE 400 FRISCO, TX 75033 469-213-1800

OWNERS:

1. PATRIOT REAL ESTATE HOLDINGS MMPC, LLC
1221 N. I-35E, STE 200 CARROLLTON, TX 75006
PHONE: 817-332-2626
2. FRICK, ROBERT D. & SHERYL E. KLINK
5301 MARINERS DR. PLANO, TX 75093
PHONE: 972-556-3739
3. FRISCO MULTIFAMILY LAND PARTNERS, LP
5485 BELT LINE ROAD, SUITE 300 DALLAS, TX 75254
PHONE: 972-980-9810
4. MIXON ENTERPRISES, LTD.
P.O. BOX 670038 DALLAS, TX 75367
PHONE: 214-855-1300

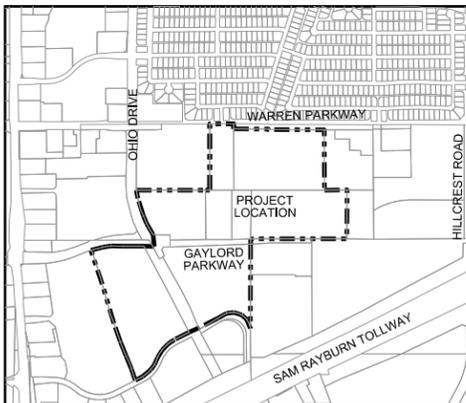
LEGAL DESCRIPTION: OHIO DRIVE AT GAYLORD PARKWAY

BEING A 104.31 ACRE TRACT OF LAND SITUATED IN THE MARY BROWN SURVEY, ABSTRACT NUMBER 42 AND THE WILLIAM BROWN SURVEY, ABSTRACT NUMBER 66, COLLIN COUNTY, TEXAS. AND BEING ALL OF LOT 15, BLOCK A, OF THE CONVEYANCE PLAT OF LOTS 1-16, BLOCK A, GEORGE MIXON ADDITION, AS RECORDED IN CABINET M PAGE 100 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, THE REMAINDER PORTION OF THAT 79.456 ACRE TRACT OF LAND DESCRIBED BY DEED TO MIXON ENTERPRISES LTD, AS RECORDED IN VOLUME 2160 PAGE 927 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, ALL OF THAT CALLED 9.133 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT D. FRICK AND SHERYL E. KLINK, AS RECORDED IN DOCUMENT NUMBER 2003-196300 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, THE REMAINDER PORTION OF THAT 79.456 ACRE TRACT OF LAND DESCRIBED BY DEED TO MIXON ENTERPRISES LTD, AS RECORDED IN VOLUME 2160 PAGE 927 OF SAID DEED RECORDS OF COLLIN COUNTY, TEXAS, ALSO CONTAINING PORTIONS OF STONE CREST ROAD, OHIO DRIVE, GAYLORD AND WARREN PARKWAY. SAID 104.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THENCE S 00°11'19" E, a distance of 758.83 feet;
 THENCE N 89°36'07" E, a distance of 575.16 feet;
 THENCE S 00°14'15" E, a distance of 576.57 feet;
 THENCE S 89°34'42" W, a distance of 1495.97 feet;
 THENCE S 00°23'05" E, a distance of 1014.87 feet;
 THENCE S 61°22'16" W, a distance of 30.00 feet, to a point in the approximate centerline of Stone Crest Road, also being the beginning of a curve to the left with a delta angle of 88°13'15", having a radius of 222.00 feet, a chord bearing of N 72°44'21" W, and a chord distance of 309.04 feet;
 ALONG said curve to the left an arc length of 341.82 feet;
 THENCE S 62°51'58" W, a distance of 301.11 feet, to the approximate intersection of Stone crest Road and Ohio Drive;
 THENCE S 62°53'29" W, a distance of 253.19 feet, and the beginning of a reverse curve to the left with a delta angle of 41°07'46", having a radius of 425.00 feet, a chord bearing of S 42°21'25" W, and a chord distance of 298.58 feet;
 ALONG said curve to the left an arc length of 305.08 feet, and the beginning of a reverse curve to the right with a delta angle of 41°07'46", having a radius of 425.00 feet, a chord bearing of S 42°21'25" W, and a chord distance of 298.58 feet;
 ALONG said reverse curve to the right an arc length of 305.08 feet,
 THENCE S 62°55'17" W, a distance of 58.79 feet,
 THENCE N 18°08'26" W, a distance of 234.95 feet;
 THENCE N 23°57'15" W, a distance of 180.93 feet;
 THENCE N 18°46'56" W, a distance of 417.19 feet;
 THENCE N 15°05'37" W, a distance of 595.89 feet;
 THENCE N 18°11'23" W, a distance of 242.74 feet, to the approximate centerline of Gaylord Parkway (variable width right-of-Way), also being the beginning of a curve to the right with a delta angle of 10°55'47", having a radius of 1200.00 feet, a chord bearing of N 77°16'24" E, and a chord distance of 228.56 feet;
 ALONG said curve to the right an arc length of 228.91 feet;
 THENCE N 86°08'46" E, a distance of 144.86 feet;
 THENCE N 89°38'55" E, a distance of 278.37 feet, to the approximate centerline intersection of Gaylord Parkway and Ohio Drive;
 THENCE N 27°04'25" W, a distance of 214.75 feet;
 THENCE N 32°31'17" W, a distance of 43.32 feet;
 THENCE N 18°43'49" W, a distance of 150.83 feet, also being the beginning of a curve to the right with a delta angle of 11°22'01", having a radius of 1050.00 feet, a chord bearing of N 10°50'02" W, and a chord distance of 207.97 feet;
 ALONG said curve to the right an arc length of 208.31 feet;
 THENCE N 89°36'07" E, leaving the approximate centerline of Ohio Drive a variable width Right-of-Way a distance of 905.37 feet;
 THENCE N 00°05'01" W, a distance of 772.65 feet;
 THENCE N 89°55'14" E, a distance of 282.15 feet, to the approximate centerline of Warren Parkway a variable width Right-of-Way;
 THENCE N 89°54'57" E, a distance of 429.12 feet;
 THENCE S 17°48'46" W, a distance of 8.07 feet;
 THENCE N 89°48'04" E, a distance of 640.12 feet, to the POINT OF BEGINNING and containing 104.31 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
 Adam M. Whitfield, RPLS 5786
 Date: November 27, 2013



VICINITY MAP
N.T.S.



ENGINEER/SURVEYOR:



10875 JOHN W. ELLIOT DR. SUITE 400 FRISCO, TX 75033 469-213-1800
 TBPLS Firm Registration No. 10193958

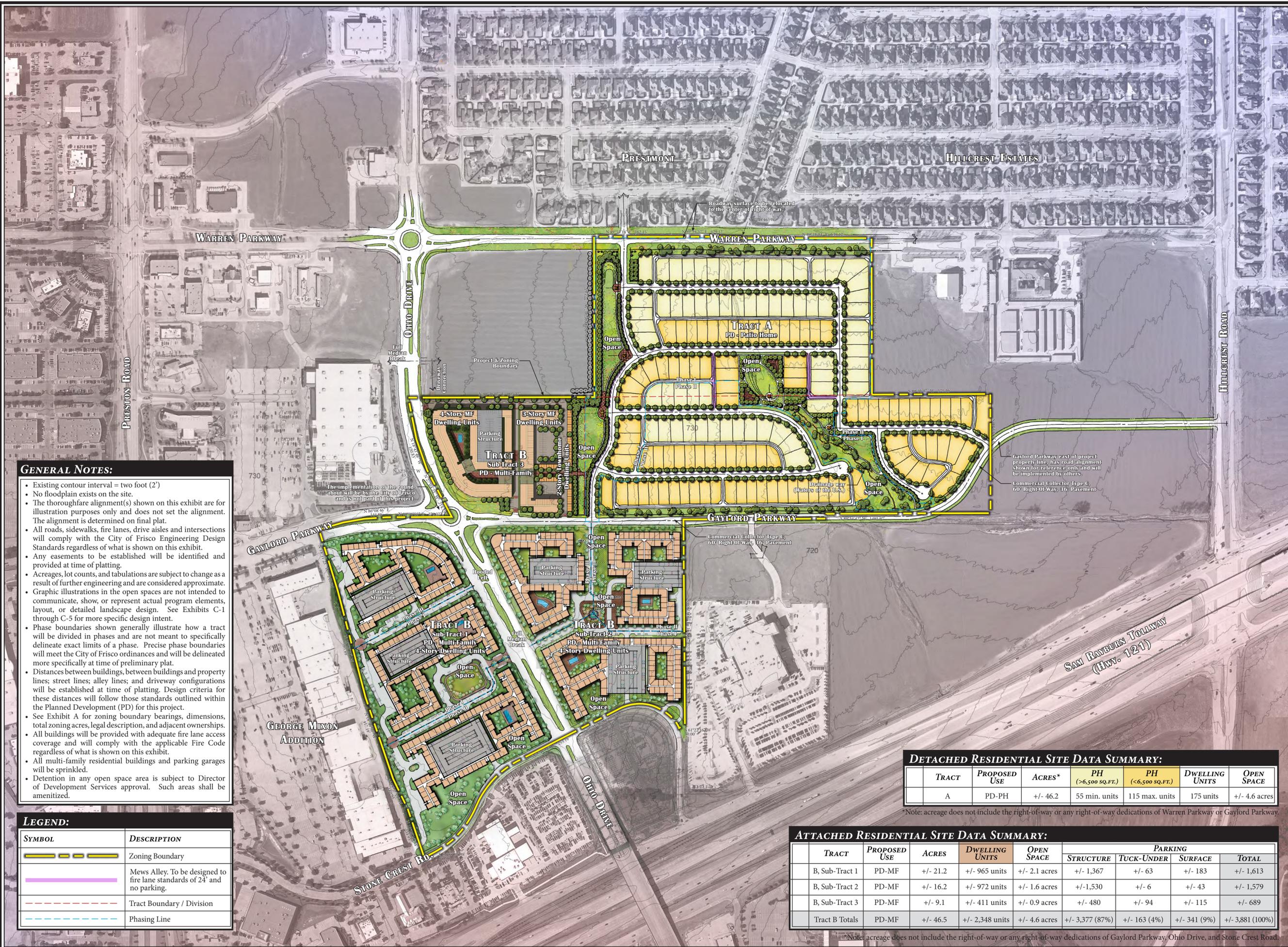
OWNERS:

1. PATRIOT REAL ESTATE HOLDINGS MMPC, LLC
 1221 N. I-35E, STE 200
 CARROLTON, TX 75006
 PHONE: 817-332-2626

2. FRICK, ROBERT D. & SHERYL E. KLINK
 5301 MARINERS DR.
 PLANO, TX 75093
 PHONE: 972-556-3739

3. FRISCO SUMMIT, LP
 8901 GOVERNORS ROW
 DALLAS, TX 75247
 PHONE: 972-980-9810

4. MIXON ENTERPRISES, LTD.
 P.O. BOX 670038
 DALLAS, TX 75367
 PHONE: 214-855-1300



GENERAL NOTES:

- Existing contour interval = two foot (2')
- No floodplain exists on the site.
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
- All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City of Frisco Engineering Design Standards regardless of what is shown on this exhibit.
- Any easements to be established will be identified and provided at time of platting.
- Acres, lot counts, and tabulations are subject to change as a result of further engineering and are considered approximate.
- Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design. See Exhibits C-1 through C-5 for more specific design intent.
- Phase boundaries shown generally illustrate how a tract will be divided in phases and are not meant to specifically delineate exact limits of a phase. Precise phase boundaries will meet the City of Frisco ordinances and will be delineated more specifically at time of preliminary plat.
- Distances between buildings, between buildings and property lines; street lines; alley lines; and driveway configurations will be established at time of platting. Design criteria for these distances will follow those standards outlined within the Planned Development (PD) for this project.
- See Exhibit A for zoning boundary bearings, dimensions, total zoning acres, legal description, and adjacent ownerships.
- All buildings will be provided with adequate fire lane access coverage and will comply with the applicable Fire Code regardless of what is shown on this exhibit.
- All multi-family residential buildings and parking garages will be sprinkled.
- Detention in any open space area is subject to Director of Development Services approval. Such areas shall be amenitized.

LEGEND:

SYMBOL	DESCRIPTION
	Zoning Boundary
	Mews Alley. To be designed to fire lane standards of 24' and no parking.
	Tract Boundary / Division
	Phasing Line

DETACHED RESIDENTIAL SITE DATA SUMMARY:

TRACT	PROPOSED USE	ACRES*	PH (>6,500 SQ.FT.)	PH (<6,500 SQ.FT.)	DWELLING UNITS	OPEN SPACE
A	PD-PH	+/- 46.2	55 min. units	115 max. units	175 units	+/- 4.6 acres

*Note: acreage does not include the right-of-way or any right-of-way dedications of Warren Parkway or Gaylord Parkway.

ATTACHED RESIDENTIAL SITE DATA SUMMARY:

TRACT	PROPOSED USE	ACRES	DWELLING UNITS	OPEN SPACE	PARKING			
					STRUCTURE	TUCK-UNDER	SURFACE	TOTAL
B, Sub-Tract 1	PD-MF	+/- 21.2	+/- 965 units	+/- 2.1 acres	+/- 1,367	+/- 63	+/- 183	+/- 1,613
B, Sub-Tract 2	PD-MF	+/- 16.2	+/- 972 units	+/- 1.6 acres	+/- 1,530	+/- 6	+/- 43	+/- 1,579
B, Sub-Tract 3	PD-MF	+/- 9.1	+/- 411 units	+/- 0.9 acres	+/- 480	+/- 94	+/- 115	+/- 689
Tract B Totals	PD-MF	+/- 46.5	+/- 2,348 units	+/- 4.6 acres	+/- 3,377 (87%)	+/- 163 (4%)	+/- 341 (9%)	+/- 3,881 (100%)

*Note: acreage does not include the right-of-way or any right-of-way dedications of Gaylord Parkway, Ohio Drive, and Stone Crest Road.

DEVELOPMENT TEAM

Owners / Applicants:
Patriot Real Estate
Holdings MMPC, LLC
1221 N. Interstate 35E
Carrollton, TX 75006
(817) 332-2626
Contact: Thad Brundrett

Frick, Robert D. & Sheryl E. Klink
5301 Mariners Dr.
Plano, TX 75093
(972) 556-3739
Contact: Matt Brendel

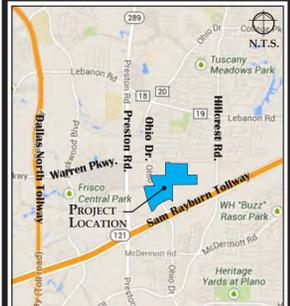
Frisco Multifamily Land Partners, LP
8901 Governors Row
Dallas, TX 75247
(972) 980-9810
Contact: Jeff Fulemcheck

Mixon Enterprises, LTD.
P.O. Box 670038
Dallas, TX 75367
(214) 217-6051
Contact: Rick Neff

Planner/Landscape Architect:
Solutions By Design
2500 Harvard Dr.
Flower Mound, TX 75022
(682) 300-6711
Contact: Ken Howell, RLA

Engineer / Surveyor:
Peloton Land Solutions
10875 John W. Elliot Dr., Suite 400
Frisco, TX 75033
(972) 422-0077
Contact: Shea Kirkman, PE

LOCATION MAP



SUBMITTAL HISTORY

Date Issued: December 16, 2013
Revisions:
June 10, 2014 - Address City Comments
July 02, 2014 - Address City Comments
July 07, 2014 - Address City Comments

PROJECT

OHIO DRIVE @ GAYLORD PARKWAY
EXHIBIT C: FOR Z13-0025
CONCEPTUAL MASTER PLAN
CITY OF FRISCO, TEXAS COLLIN COUNTY

Solutions By Design architects
BGO architects
PELTON LAND SOLUTIONS
gff

Scale 1"=200'
0' 200' 400'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

DEVELOPMENT TEAM

Owners / Applicants:
 Patriot Real Estate
 Holdings MMPC, LLC
 1221 N. Interstate 35E
 Carrollton, TX 75006
 (817) 332-2626
 Contact: Thad Brundrett

Frick, Robert D. & Sheryl E. Klink
 5301 Mariners Dr.
 Plano, TX 75093
 (972) 556-3739
 Contact: Matt Brendel

Frisco Multifamily Land Partners, LP
 8901 Governors Row
 Dallas, TX 75247
 (972) 980-9810
 Contact: Jeff Fulemcheck

Mixon Enterprises, LTD.
 P.O. Box 670038
 Dallas, TX 75367
 (214) 217-6051
 Contact: Rick Neff

Planner/Landscape Architect:
 Solutions By Design
 2500 Harvard Dr.
 Flower Mound, TX 75022
 (682) 300-6711
 Contact: Ken Howell, RLA

Engineer / Surveyor:
 Peloton Land Solutions
 10875 John W. Elliot Dr., Suite 400
 Frisco, TX 75033
 (972) 422-0077
 Contact: Shea Kirkman, PE

LOCATION MAP



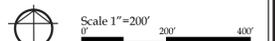
SUBMITTAL HISTORY

Date Issued: June 10, 2014
 Revisions:
 July 02, 2014 - Address City Comments
 July 07, 2014 - Address City Comments

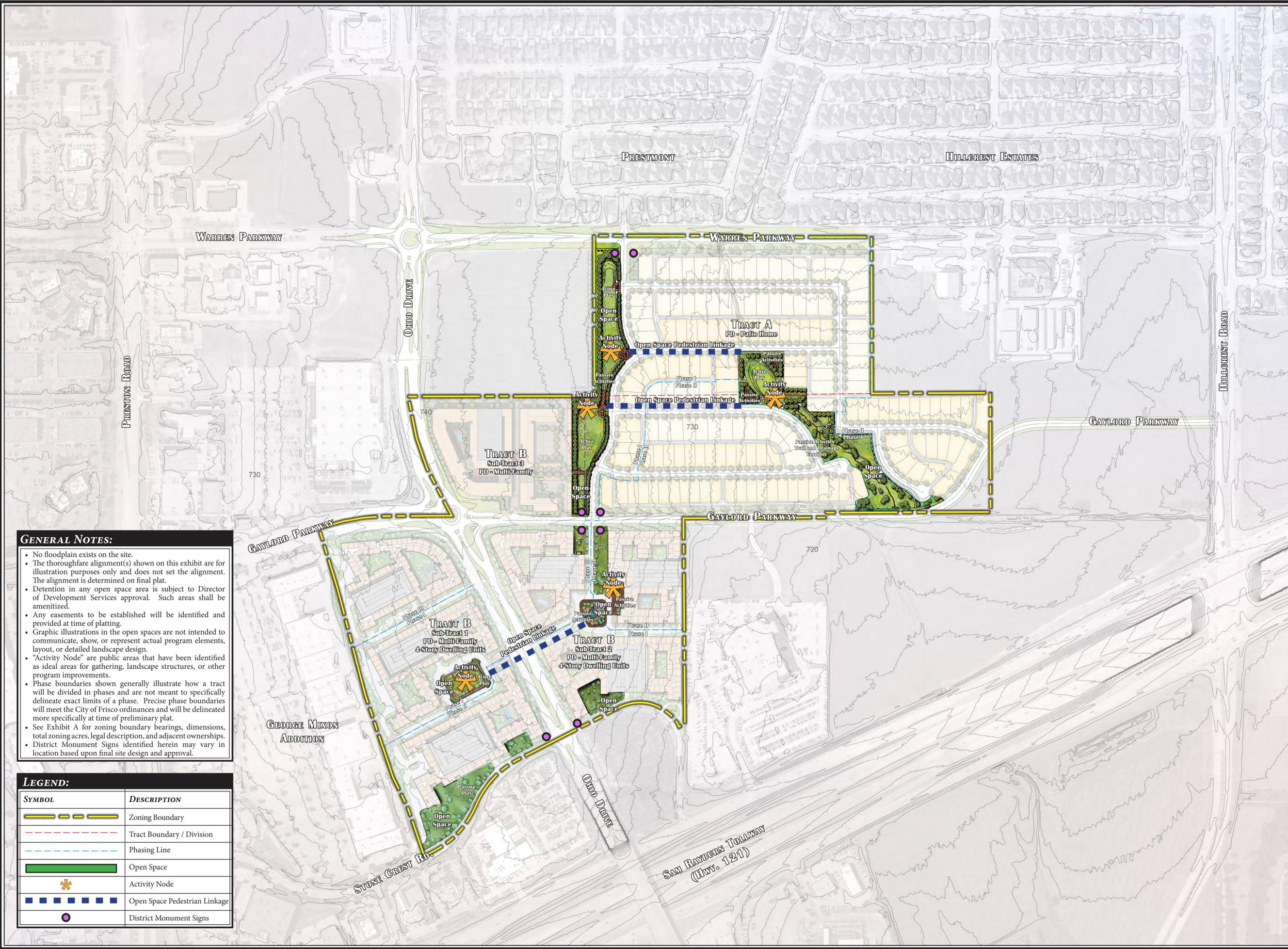
PROJECT

OHIO DRIVE @ GAYLORD PARKWAY

EXHIBIT C-1: FOR Z13-0025
 CONCEPTUAL OPEN SPACE
 MASTER PLAN
 CITY OF FRISCO, TEXAS COLLIN COUNTY



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



GENERAL NOTES:

- No floodplain exists on the site.
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
- Detention in any open space area is subject to Director of Development Services approval. Such areas shall be amenitized.
- Any easements to be established will be identified and provided at time of platting.
- Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- "Activity Node" are public areas that have been identified as ideal areas for gathering, landscape structures, or other program improvements.
- Phase boundaries shown generally illustrate how a tract will be divided in phases and are not meant to specifically delineate exact limits of a phase. Precise phase boundaries will meet the City of Frisco ordinances and will be delineated more specifically at time of preliminary plat.
- See Exhibit A for zoning boundary bearings, dimensions, total zoning acres, legal description, and adjacent ownerships.
- District Monument Signs identified herein may vary in location based upon final site design and approval.

LEGEND:

SYMBOL	DESCRIPTION
	Zoning Boundary
	Tract Boundary / Division
	Phasing Line
	Open Space
	Activity Node
	Open Space Pedestrian Linkage
	District Monument Signs

DEVELOPMENT TEAM

Owners / Applicants:
Patriot Real Estate
Holdings MMPC, LLC
1221 N. Interstate 35E
Carrollton, TX 75006
(817) 332-2626
Contact: Thad Brundrett

Frick, Robert D. & Sheryl E. Klink
5301 Mariners Dr.
Plano, TX 75093
(972) 556-3739
Contact: Matt Brendel

Frisco Multifamily Land Partners, LP
8901 Governors Row
Dallas, TX 75247
(972) 980-9810
Contact: Jeff Fulemcheck

Mixon Enterprises, LTD.
P.O. Box 670038
Dallas, TX 75367
(214) 217-6051
Contact: Rick Neff

Planner/Landscape Architect:
Solutions By Design
2500 Harvard Dr.
Flower Mound, TX 75022
(682) 300-6711
Contact: Ken Howell, RLA

Engineer / Surveyor:
Peloton Land Solutions
10875 John W. Elliot Dr., Suite 400
Frisco, TX 75033
(972) 422-0077
Contact: Shea Kirkman, PE

LOCATION MAP



SUBMITTAL HISTORY

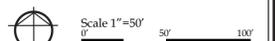
Date Issued: June 10, 2014
Revisions:
July 02, 2014 - Address City Comments
July 07, 2014 - Address City Comments

PROJECT

OHIO DRIVE @ GAYLORD PARKWAY

EXHIBIT C-2: FOR Z13-0025
CONCEPTUAL OPEN SPACE
PLAN

CITY OF FRISCO, TEXAS COLLIN COUNTY



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

GENERAL NOTES:

- No floodplain exists on the site.
- Detention in any open space area is subject to Director of Development Services approval. Such areas shall be amenitized.
- Any easements to be established will be identified and provided at time of platting.
- Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- "Activity Node" are public areas that have been identified as ideal areas for gathering, landscape structures, or other program improvements.
- All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City of Frisco Engineering Design Standards regardless of what is shown on this exhibit.
- Sidewalks will be constructed along all City streets and interconnectivity will be provided that meets City of Frisco and ADA standards regardless of what is shown on this exhibit.
- Tree placement along City streets shall comply with City of Frisco standards regardless of what is shown on this exhibit.
- All buildings will be provided with adequate fire lane access coverage and will comply with the applicable Fire Code regardless of what is shown on this exhibit.

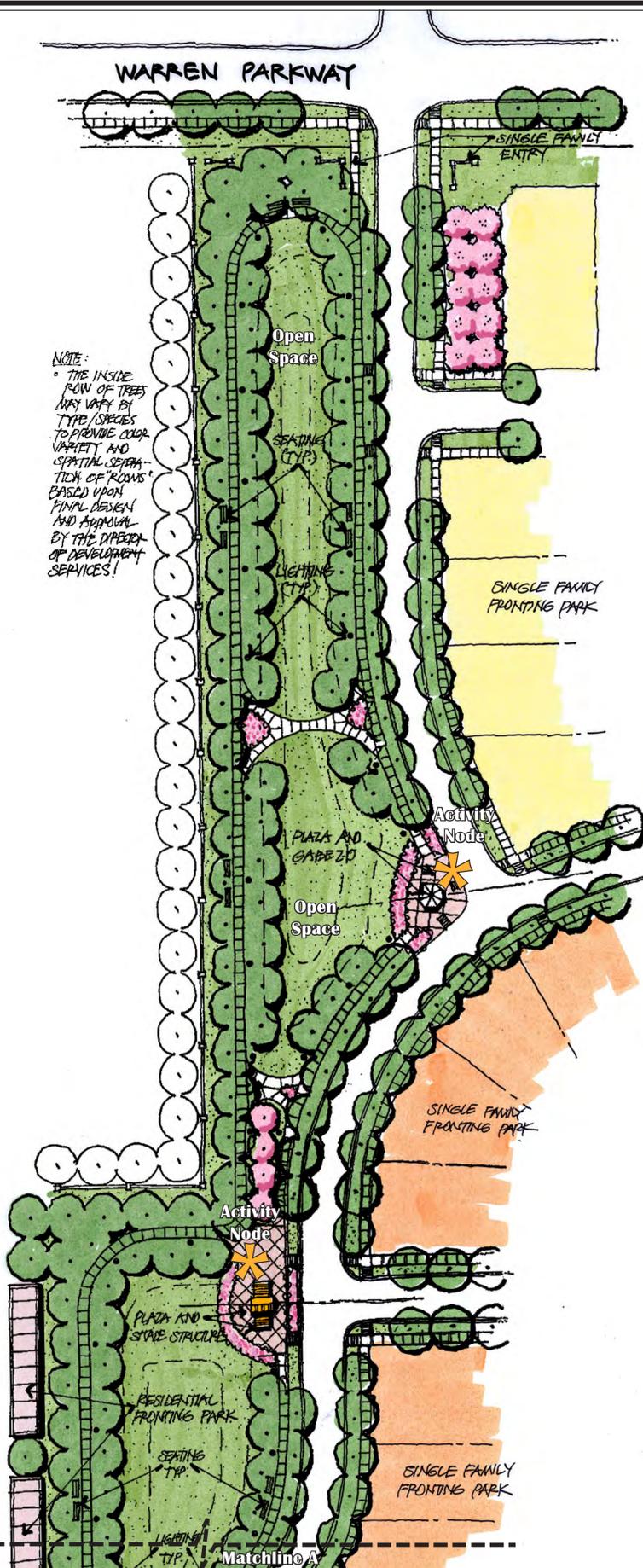


Ohio Dr. @ Gaylord Pkwy.
Key Map
Scale 1"=300'

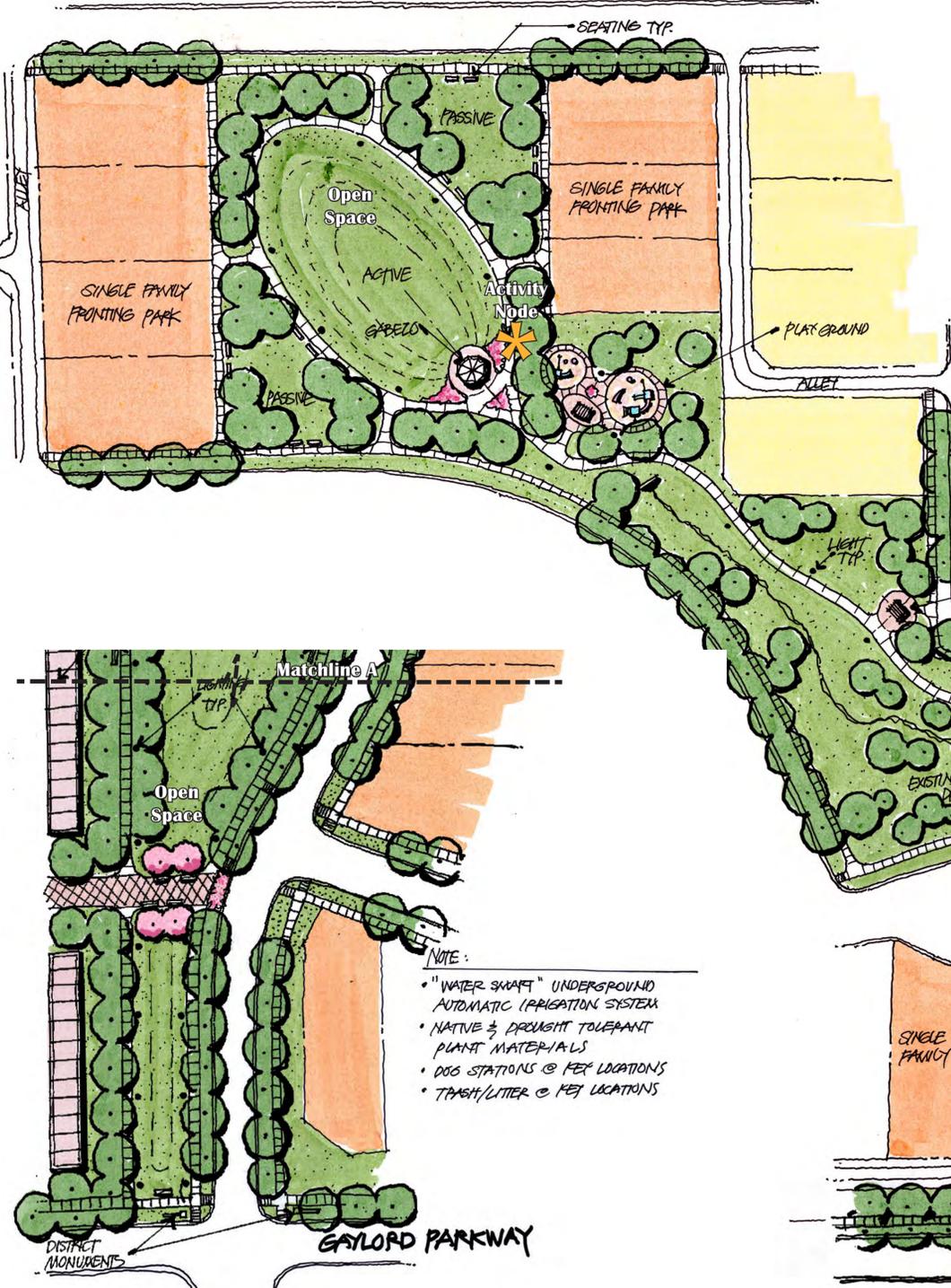
- NOTE:**
- "WATER SWIFT" UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
 - NATIVE & DROUGHT TOLERANT PLANT MATERIALS
 - DOG STATIONS @ KEY LOCATIONS
 - TRASH/LITTER @ KEY LOCATIONS

- NOTE:**
- "WATER SWIFT" UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
 - NATIVE & DROUGHT TOLERANT PLANT MATERIALS
 - DOG STATIONS @ KEY LOCATIONS
 - TRASH/LITTER @ KEY LOCATIONS

NOTE:
THE INSIDE ROW OF TREES MAY VARY BY TYPE/SPECIES TO PROVIDE COLOR VARIETY AND SPATIAL SEPARATION OF "ROOMS" BASED UPON FINAL DESIGN AND APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES!



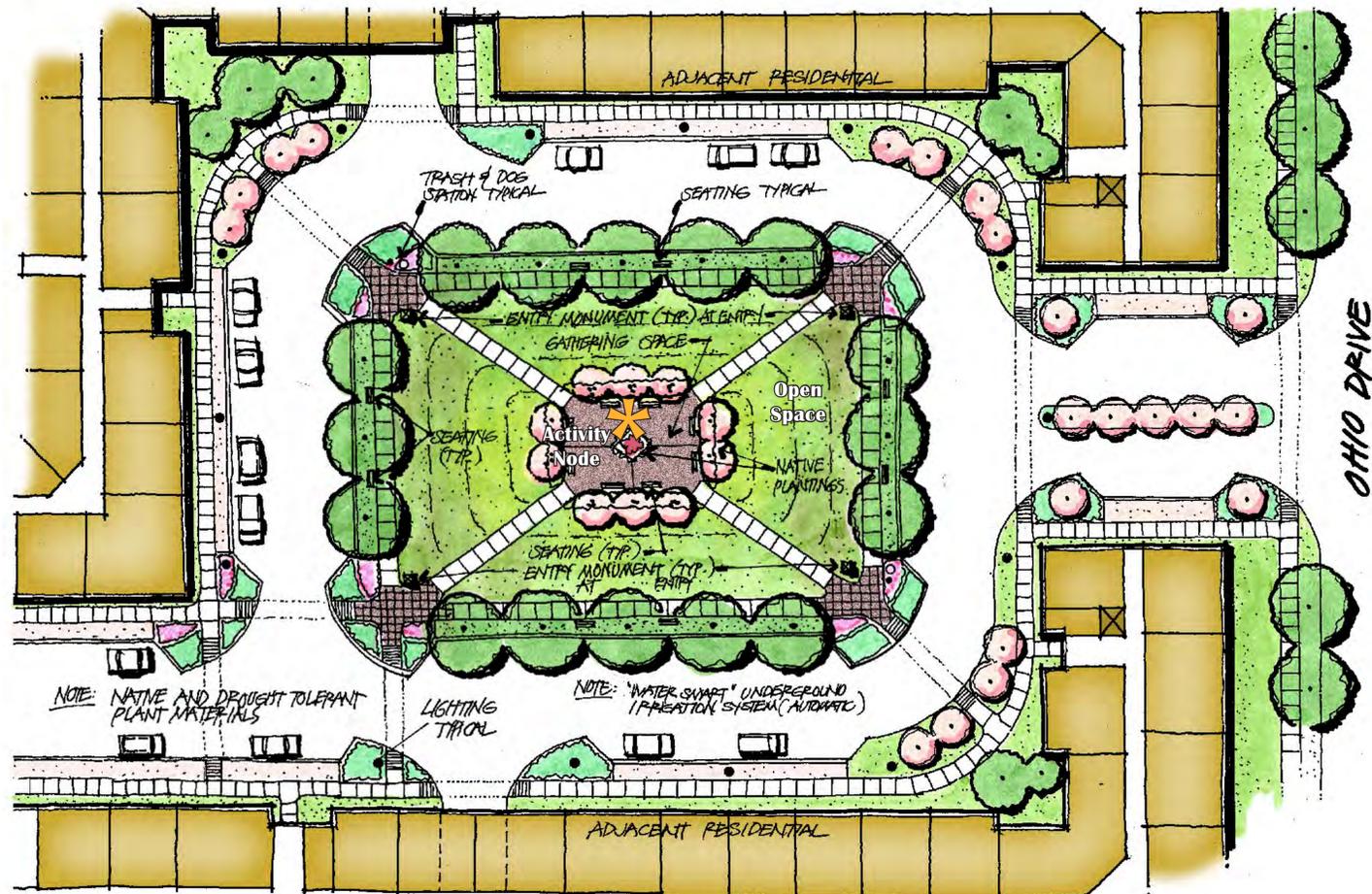
1a Open Space Conceptual Plan
Scale 1"=50'



1b Open Space Conceptual Plan
Scale 1"=50'



2 Open Space Conceptual Plan
Scale 1"=50'



3 Open Space
Conceptual Plan

Scale 1"=30'

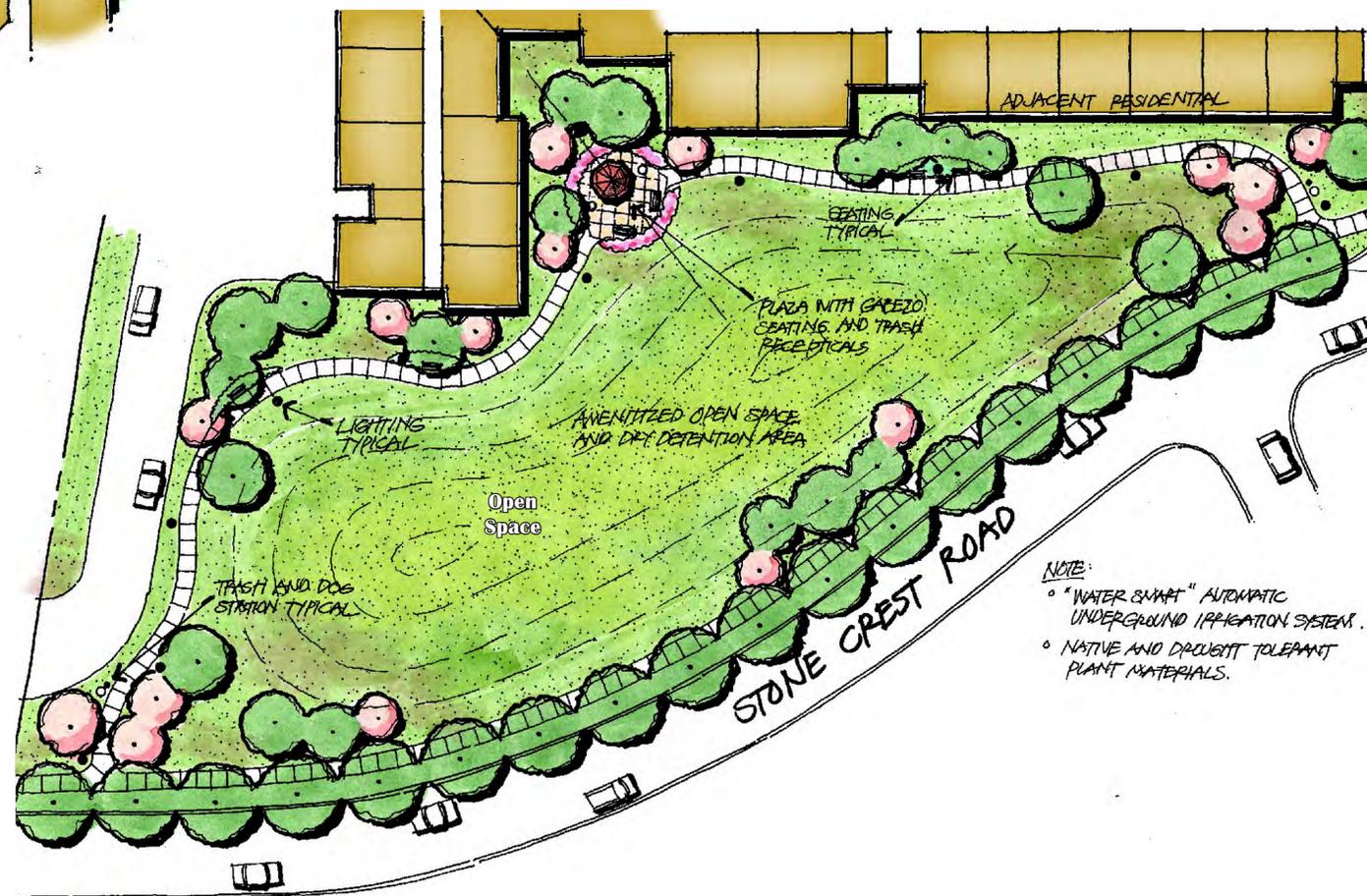
GENERAL NOTES:

- No floodplain exists on the site.
- Detention in any open space area is subject to Director of Development Services approval. Such areas shall be amenitized.
- Any easements to be established will be identified and provided at time of platting.
- Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- "Activity Node" are public areas that have been identified as ideal areas for gathering, landscape structures, or other program improvements.
- All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City of Frisco Engineering Design Standards regardless of what is shown on this exhibit.
- Sidewalks will be constructed along all City streets and interconnectivity will be provided that meets City of Frisco and ADA standards regardless of what is shown on this exhibit.
- Tree placement along City streets shall comply with City of Frisco standards regardless of what is shown on this exhibit.
- All buildings will be provided with adequate fire lane access coverage and will comply with the applicable Fire Code regardless of what is shown on this exhibit.



Ohio Dr. @ Gaylord Pkwy.
Key Map

Scale 1"=300'



4 Open Space
Conceptual Plan

Scale 1"=30'

DEVELOPMENT TEAM

Owners / Applicants:
Patriot Real Estate
Holdings MMPC, LLC
1221 N. Interstate 35E
Carrollton, TX 75006
(817) 332-2626
Contact: Thad Brundrett

Frick, Robert D. & Sheryl E. Klink
5301 Mariners Dr.
Plano, TX 75093
(972) 556-3739
Contact: Matt Brendel

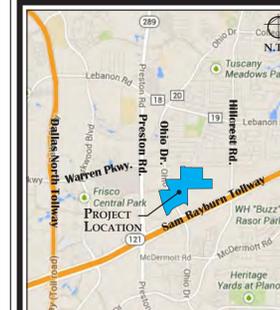
Frisco Multifamily Land Partners, LP
8901 Governors Row
Dallas, TX 75247
(972) 980-9810
Contact: Jeff Fulencheck

Mixon Enterprises, LTD.
P.O. Box 670038
Dallas, TX 75367
(214) 217-6051
Contact: Rick Neff

Planner/Landscape Architect:
Solutions By Design
2500 Harvard Dr.
Flower Mound, TX 75022
(682) 300-6711
Contact: Ken Howell, RLA

Engineer / Surveyor:
Peloton Land Solutions
10875 John W. Elliot Dr., Suite 400
Frisco, TX 75033
(972) 422-0077
Contact: Shea Kirkman, PE

LOCATION MAP



SUBMITTAL HISTORY

Date Issued: June 10, 2014
Revisions:
July 02, 2014 - Address City Comments
July 07, 2014 - Address City Comments

PROJECT

**OHIO DRIVE @
GAYLORD PARKWAY**

**EXHIBIT C-3: FOR Z13-0025
CONCEPTUAL OPEN SPACE
PLAN**

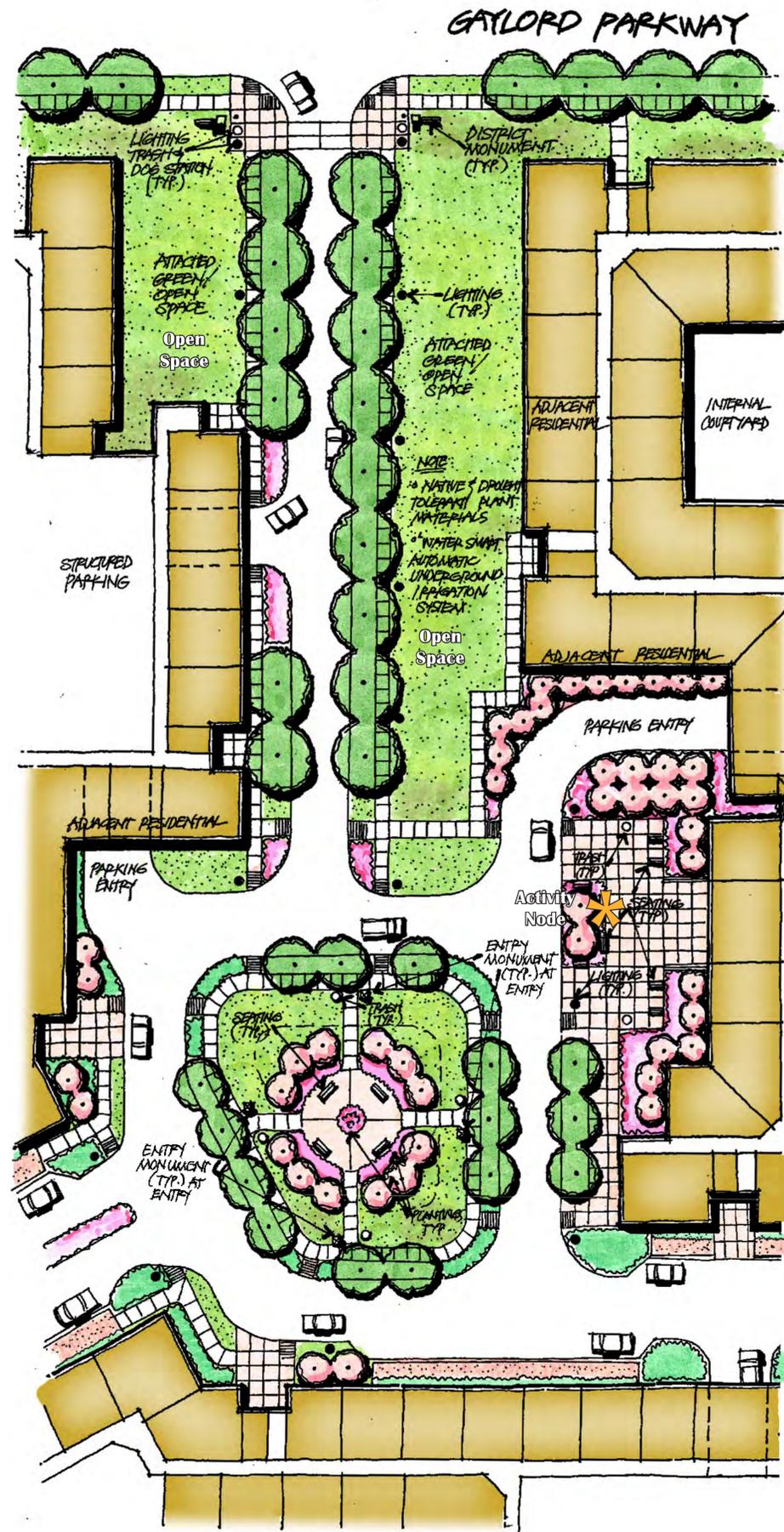
CITY OF FRISCO, TEXAS COLLIN COUNTY

Solutions By Design **BGO**
architects

PELTON **gff**
LAND SOLUTIONS

Scale 1"=30'
0' 30' 60'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



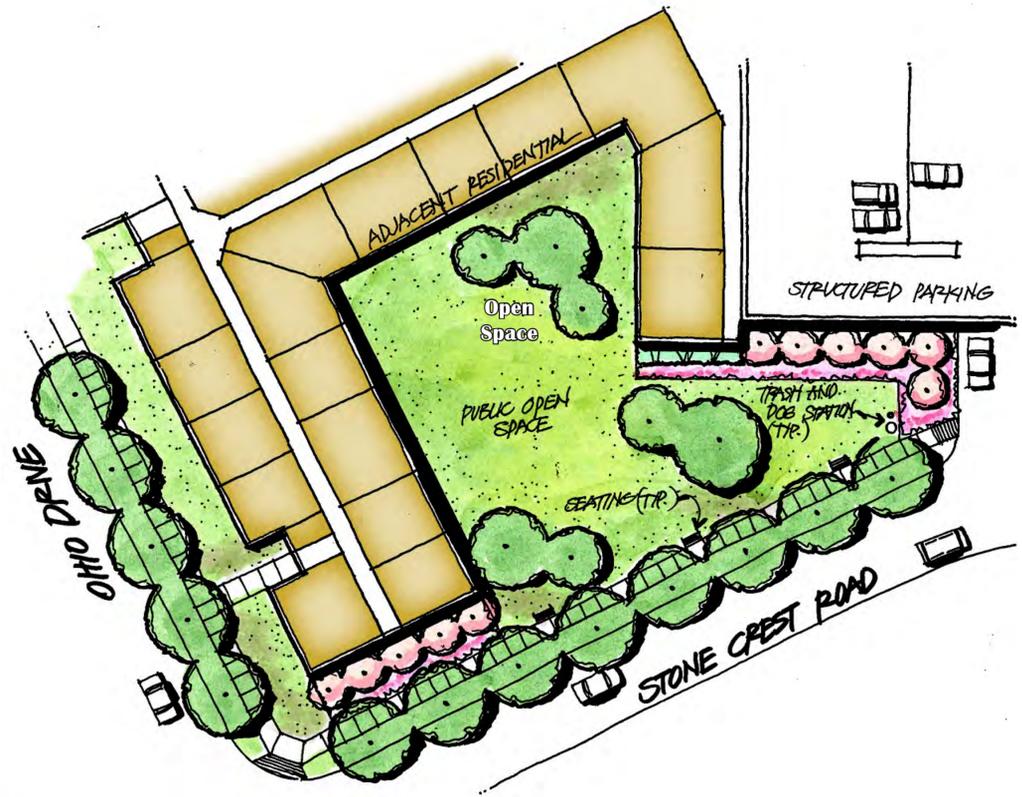
5 Open Space Conceptual Plan Scale 1"=30'

GENERAL NOTES:

- No floodplain exists on the site.
- Detention in any open space area is subject to Director of Development Services approval. Such areas shall be amenitized.
- Any easements to be established will be identified and provided at time of platting.
- Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- "Activity Node" are public areas that have been identified as ideal areas for gathering, landscape structures, or other program improvements.
- All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City of Frisco Engineering Design Standards regardless of what is shown on this exhibit.
- Sidewalks will be constructed along all City streets and interconnectivity will be provided that meets City of Frisco and ADA standards regardless of what is shown on this exhibit.
- Tree placement along City streets shall comply with City of Frisco standards regardless of what is shown on this exhibit.
- All buildings will be provided with adequate fire lane access coverage and will comply with the applicable Fire Code regardless of what is shown on this exhibit.



Ohio Dr. @ Gaylord Pkwy. Key Map Scale 1"=300'



6 Open Space Conceptual Plan Scale 1"=30'

DEVELOPMENT TEAM

Owners / Applicants:
Patriot Real Estate Holdings MMPC, LLC
1221 N. Interstate 35E
Carrollton, TX 75006
(817) 332-2626
Contact: Thad Brundrett

Frick, Robert D. & Sheryl E. Klink
5301 Mariners Dr.
Plano, TX 75093
(972) 556-3739
Contact: Matt Brendel

Frisco Multifamily Land Partners, LP
8901 Governors Row
Dallas, TX 75247
(972) 980-9810
Contact: Jeff Fulemcheck

Mixon Enterprises, LTD.
P.O. Box 670038
Dallas, TX 75367
(214) 217-6051
Contact: Rick Neff

Planner/Landscape Architect:
Solutions By Design
2500 Harvard Dr.
Flower Mound, TX 75022
(682) 300-6711
Contact: Ken Howell, RLA

Engineer / Surveyor:
Peloton Land Solutions
10875 John W. Elliot Dr., Suite 400
Frisco, TX 75033
(972) 422-0077
Contact: Shea Kirkman, PE

LOCATION MAP



SUBMITTAL HISTORY

Date Issued: June 10, 2014
Revisions:
July 02, 2014 - Address City Comments
July 07, 2014 - Address City Comments

PROJECT

OHIO DRIVE @ GAYLORD PARKWAY
EXHIBIT C-4: FOR Z13-0025
CONCEPTUAL OPEN SPACE PLAN
CITY OF FRISCO, TEXAS COLLIN COUNTY

Solutions By Design architects
BGO architects
PELTON LAND SOLUTIONS
gff

Scale 1"=30'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



LEGEND:

SYMBOL	DESCRIPTION
	Zoning Boundary
	Tract Boundary / Division
	Phase I Open Space
	Phase II Open Space

DEVELOPMENT TEAM

Owners / Applicants:
 Patriot Real Estate
 Holdings MMPC, LLC
 1221 N. Interstate 35E
 Carrollton, TX 75006
 (817) 332-2626
 Contact: Thad Brundrett

Frick, Robert D. & Sheryl E. Klink
 5301 Mariners Dr.
 Plano, TX 75093
 (972) 556-3739
 Contact: Matt Brendel

Frisco Multifamily Land Partners, LP
 8901 Governors Row
 Dallas, TX 75247
 (972) 980-9810
 Contact: Jeff Fulemcheck

Mixon Enterprises, LTD.
 P.O. Box 670038
 Dallas, TX 75367
 (214) 217-6051
 Contact: Rick Neff

Planner/Landscape Architect:
 Solutions By Design
 2500 Harvard Dr.
 Flower Mound, TX 75022
 (682) 300-6711
 Contact: Ken Howell, RLA

Engineer / Surveyor:
 Peloton Land Solutions
 10875 John W. Elliot Dr., Suite 400
 Frisco, TX 75033
 (972) 422-0077
 Contact: Shea Kirkman, PE

LOCATION MAP



SUBMITTAL HISTORY

Date Issued: July 02, 2014
 Revisions:

PROJECT

OHIO DRIVE @ GAYLORD PARKWAY
EXHIBIT C-5: FOR Z13-0025
OPEN SPACE PHASING PLAN
 CITY OF FRISCO, TEXAS COLLIN COUNTY

Solutions By Design architects
 Frisco / Flower Mound, TX

BGO architects

PELTON LAND SOLUTIONS **gff**

Scale 1"=200'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

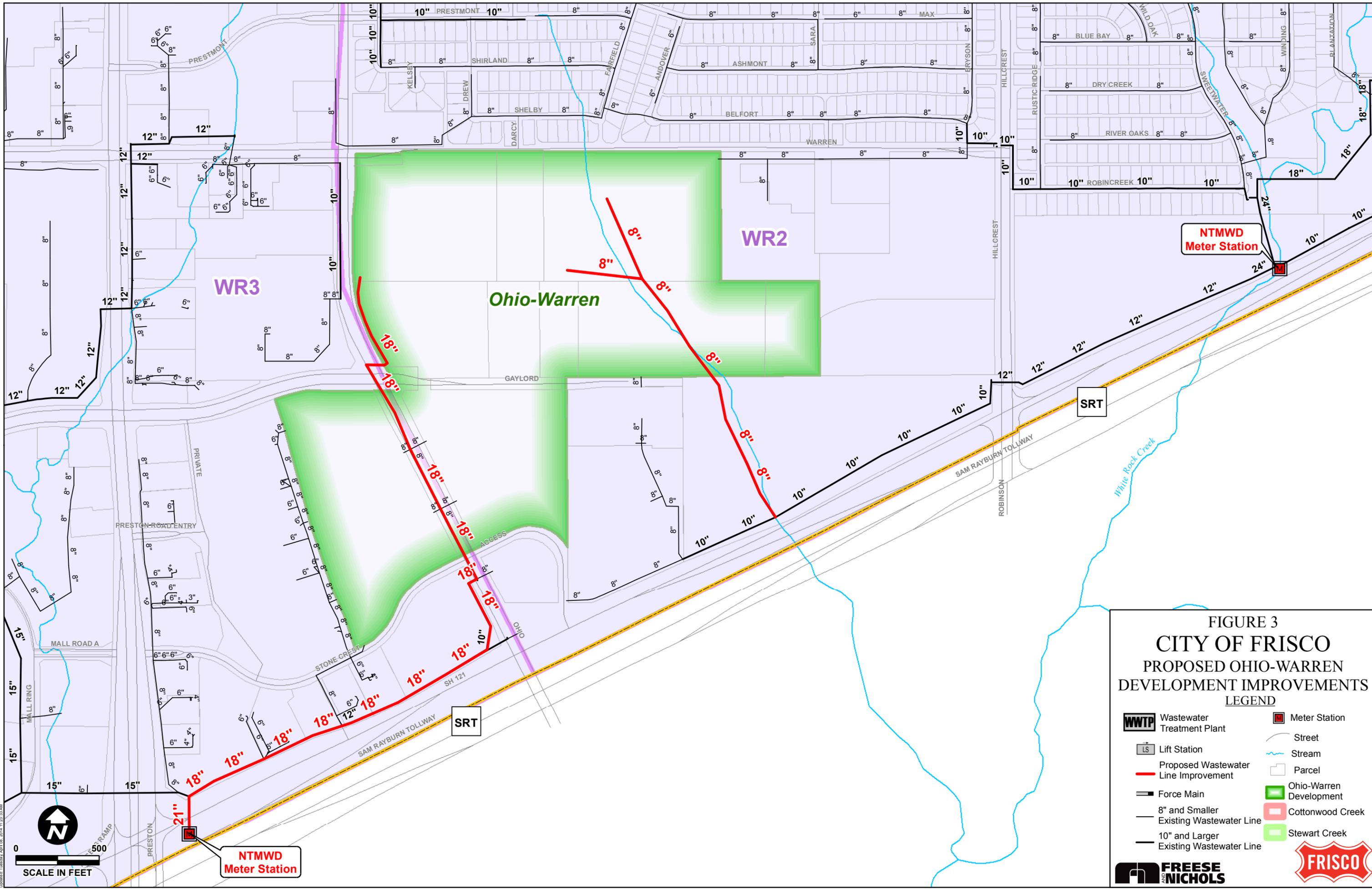


FIGURE 3
CITY OF FRISCO
PROPOSED OHIO-WARREN
DEVELOPMENT IMPROVEMENTS
LEGEND

- | | |
|---|-------------------------|
| WWTP Wastewater Treatment Plant | Meter Station |
| LS Lift Station | Street |
| Proposed Wastewater Line Improvement | Stream |
| Force Main | Parcel |
| 8" and Smaller Existing Wastewater Line | Ohio-Warren Development |
| 10" and Larger Existing Wastewater Line | Cottonwood Creek |
| | Stewart Creek |

Created by: Frisco and Nichols, Inc.
 Location: HW_WW_PLANNING/DELIVERABLES/01_Ohio-Warren/REVISED_Figure-3/Ohio-Warren_Improvements.mxd
 Date: Tuesday, April 28, 2014 12:33:58 PM
 Job No: FR0318



From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: gaylord and ohio
Date: Wednesday, April 09, 2014 4:48:31 PM

Project Name and/or Number: 7130025

Project Location: gaylord and ohio

I am: OPPOSED to this request

Comments/Explanation: too many multi family apartments as is. The roundabout idea won't support the traffic of that many apartments. Looks cheap and congested

Questions:

First Name: Kristen

Last Name: Mulos

Address: 10016 Belfort Dr.

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: oaumul@tx.rr.com

Phone Number:

I heard about this request via:

Please check all that apply: I live nearby

From: [Andrew Ruegg](#)
To: [Michael Walker](#)
Subject: FW: Ohio Dr / Gaylord Pkwy (Z13-0025)
Date: Wednesday, July 09, 2014 4:24:34 PM

From: forms@formexperts.com [mailto:forms@formexperts.com]
Sent: Saturday, July 05, 2014 7:03 PM
To: Project Input
Subject: Report Water Waste Submission

Project Name and/or Number: z13-0025

Project Location: Frisco

I am: OPPOSED to this request

Comments/Explanation: I am absolutely opposed to any rezoning for apartments. We paid good money to live in this area and it is not up to the city to change the rules. Absolutely not. I will be at the next meeting my friends.

Questions:

First Name: Brandon

Last Name: Sherbert

Address:

City:

State / Province:

Zip / Postal:

Email Address: jbsherbert@sbcglobal.net

Phone Number: 972-333-5062

I heard about this request via: Word of Mouth

Please check all that apply: I live nearby,I own property nearby

From: [Andrew Ruegg](#)
To: [Michael Walker](#)
Subject: Ohio Dr / Gaylord Pkwy (Z13-0025)
Date: Wednesday, July 09, 2014 4:22:31 PM

From: forms@formexperts.com [mailto:forms@formexperts.com]
Sent: Saturday, July 05, 2014 7:05 PM
To: Project Input
Subject: Report Water Waste Submission

Project Name and/or Number: z13-0025

Project Location: Frisco

I am: OPPOSED to this request

Comments/Explanation:

Questions:

First Name: Cameron

Last Name: Sherbert

Address:

City:

State / Province:

Zip / Postal:

Email Address: jbsherbert@sbcglobal.net

Phone Number:

I heard about this request via: Word of Mouth

Please check all that apply: I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: z13-0025
Date: Thursday, June 26, 2014 4:53:42 PM

Project Name and/or Number: z13-0025

Project Location: Ohio/Gaylord

I am: OPPOSED to this request

Comments/Explanation:

Questions:

First Name: Julianne

Last Name: Sherbert

Address: 4589 Chasemoor PI

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: julisherbert@gmail.com

Phone Number: 9727126452

I heard about this request via: Word of Mouth

Please check all that apply: I live nearby,I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Ohio / Gaylord PD Request Z13-0025
Date: Thursday, June 26, 2014 4:53:09 PM

Project Name and/or Number: Ohio / Gaylord PD Request Z13-0025

Project Location: Northwest corner Ohio & Gaylord PKWY

I am: OPPOSED to this request

Comments/Explanation:

Questions:

First Name: Jodie

Last Name: Bowe

Address: 9457 Nightfall Dr.

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: jobowe@sbcglobal.net

Phone Number:

I heard about this request via: Word of Mouth

Please check all that apply: I live nearby,I work nearby,I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025
Date: Thursday, June 26, 2014 10:31:41 AM

Project Name and/or Number: Z13-0025

Project Location: Ohio-warren

I am: OPPOSED to this request

Comments/Explanation: Please do not bring many multiple family homes to this area. Luxury apts only please

Questions: What type of multifamily homes are proposed?

First Name: Jenelle

Last Name: Sheasby

Address:

City:

State / Province:

Zip / Postal:

Email Address: Babyrucifus@yahoo.com

Phone Number:

I heard about this request via: Sign on Property

Please check all that apply: I live nearby,I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025 Gaylord and Ohio
Date: Tuesday, June 24, 2014 9:09:53 AM

Project Name and/or Number: Z13-0025

Project Location: Gaylord and Ohio

I am: OPPOSED to this request

Comments/Explanation: I don't have an objection to garden homes, but I do have a serious objection to multi-family housing. We need single family housing designated for these areas instead.

Questions: Who is the builder? What is the styling of housing? Price range for purchasing? How does this impact the roundabouts planned for Ohio Drive? Where are the park areas for our neighborhood, Prestmont? Parks for our neighborhood are nonexistent. There are no sidewalks outside of our neighborhood to encourage people to walk, and no place to walk to. Seriously overlooked or ignored!

First Name: Betsy

Last Name: Karch

Address: 9408 Presthope Dr.

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: betkbus@verizon.net

Phone Number: 214-384-7861

I heard about this request via: Media Coverage (Newspaper, etc.)

Please check all that apply: I live nearby,I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025 Ohio and Gaylord
Date: Tuesday, June 17, 2014 8:12:57 AM

Project Name and/or Number: Z13-0025

Project Location: Ohio and Gaylord

I am: OPPOSED to this request

Comments/Explanation: The over-building of apartments (multi-family) units of this like will lower property values and increase crime/traffic. Take a look at surrounding cities that build these type of projects and see what happens to these areas over time. Bad idea/bad location.

Questions:

First Name: Bill

Last Name: McLaughlin

Address: 10718 Wild Oak Drive

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: billorsherry@gmail.com

Phone Number: 972-333-6478

I heard about this request via: Sign on Property

Please check all that apply: I live nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025 Gaylord and Ohio
Date: Tuesday, June 10, 2014 4:28:40 PM

Project Name and/or Number: Z13-0025

Project Location: Gaylord and Ohio

I am: OPPOSED to this request

Comments/Explanation: I am a homeowner in the Prestmont subdivision. One of the reasons I moved to this location was that this subdivision would increase in value due to zoning south to 121. This rezoning request will decrease my property value.

Questions:

First Name: Michael

Last Name: McKinley

Address: 9614 Prestmont Pl

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: Mike_McKinley@Verizon.net

Phone Number:

I heard about this request via: Word of Mouth

Please check all that apply: I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025 Ohio / Gaylord
Date: Tuesday, June 10, 2014 4:29:35 PM

Project Name and/or Number: Z13-0025

Project Location: Ohio / Gaylord

I am: OPPOSED to this request

Comments/Explanation: Do not want apartments near Prestmont neighborhood. Single family homes would be great, but NO apartments!

Questions: directly across Warren from Prestmont neighborhood... Will this be single family homes or apartments /condos?

First Name: HEATHER

Last Name: SAUCEDO

Address: 9818 SHIRLAND LANE

City: FRISCO

State / Province: TX

Zip / Postal: 75035

Email Address: heather.saucedo@gmail.com

Phone Number: 4699394289

I heard about this request via: Word of Mouth

Please check all that apply: I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Ohio / Gaylord PD Request (Z13-0025)
Date: Tuesday, June 10, 2014 4:29:59 PM

Project Name and/or Number: Ohio / Gaylord PD Request (Z13-0025)

Project Location: Ohio between Warren Pkwy and Gaylord

I am: OPPOSED to this request

Comments/Explanation: The City council just voted to restrict watering to only two times per month - this is NOT a time to build more housing that would only further burden our dwindling water supply. I'm also not fond of having apartment complexes so close to our established neighborhood. Traffic in this area is already very congested and dangerous with only 4 way stop signs

Questions: will the apartments or single family homes be under government subsidized programs (section?)? I also am opposed to this type of housing in our neighborhood/area.

First Name: Jan

Last Name: Cantwell

Address: 9900 Prestmont Place

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: cantwelljan@hotmail.com

Phone Number:

I heard about this request via: Other

Please check all that apply: I live nearby,I work nearby,I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025 Between Warren & Gaylord and Hillcrest and Ohio
Date: Friday, June 13, 2014 8:31:36 AM

Project Name and/or Number: From Business to Residential

Project Location: Between Warren & Gaylord and Hillcrest and Ohio

I am: OPPOSED to this request

Comments/Explanation: This rezoning request should be denied. Neither the schools nor the roads were designed/built to support the increased population from new apartments and residences. That is why it is zoned Business. Approving new homes and apartments during a time that current residents are being asked to cut back water consumption places a burden on existing residents and our water supply.

Questions: How does the developer and the city plan to furnish additional water to new residents when there isn't enough for existing taxpayers?

First Name: Cynthia

Last Name: Musgrave

Address: 3620 Fairfield Place

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: Friscophilly@me.com

Phone Number: 972-235-8844

I heard about this request via: Sign on Property

Please check all that apply: I live nearby,I own property nearby

From: [Becky Frey](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025 Warren/Ohio/Gaylord
Date: Thursday, February 27, 2014 10:54:00 AM

Project Name and/or Number: Z13-0025

Project Location: Warren/Ohio/Gaylord

I am: In FAVOR of this request

Comments/Explanation: location DOES NOT match graphic of project.

Questions:

First Name: William

Last Name: Spears

Address: Frisco

City: TX

State / Province: TX

Zip / Postal: 75035

Email Address: sonnyspears@tx.rr.com

Phone Number: 972-712-0195

I heard about this request via: Other

Please check all that apply: I live nearby,I own property nearby

From: [Andrew Ruegg](#)
To: [Michael Walker](#)
Subject: FW: Z13-0025
Date: Monday, July 14, 2014 4:48:23 PM

Project Name and/or Number: Z13-0025

Project Location: ohio/ Gaylord

I am: OPPOSED to this request

Comments/Explanation: No APARTMENTS! I will be in favor of homes.

Questions: WILL THIS BE USED FOR APARTMENTS ?

First Name: LEAMON

Last Name: PARKER

Address: 10714 Robin creek

City: Frisco

State / Province: TX

Zip / Postal: 75035

Email Address: rayssalon@aol.com

Phone Number:

I heard about this request via: Sign on Property

Please check all that apply: I live nearby,I own property nearby