



PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

February 11, 2009

**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, February 10, 2009

**Public Hearing:** Zoning Case (Z08-0018)  
**Owner(s):** Trike Properties, LP/Davis Development

**Description:**

A request to amend Planned Development-196 regarding permitted uses and development standards for Tract 4. The property contains 36.2± acres on the southwest corner of Warren Parkway and Parkwood Boulevard. Zoned Planned Development-196-Mixed Use (PD-196-MXD). Neighborhood #35. MW

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to the following conditions. Additions are denoted in **bold text**, and deletions are denoted in strikethrough:

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS

V. Tract 4 Development Regulations.

A. ~~Permitted Uses. High-rise multifamily-residence use only.~~

B. ~~Size of Yards.~~

1. ~~Minimum Front Yard. None. An additional 20-foot front-yard setback is required for that portion of a structure above 60 feet in height.~~

2. ~~Minimum Side and Rear Yards.~~ None.

C. ~~Size of Lots.~~

1. ~~Minimum Lot Area.~~ 10,000 square feet.

2. ~~Minimum Lot Width.~~ 100 feet.

3. ~~Minimum Lot Depth.~~ 100 feet.

D. ~~Maximum Height.~~ 300 feet.

E. ~~Maximum Lot Coverage.~~ 85%

F. ~~Maximum Floor Area Ratio.~~ Unlimited.

G. ~~Maximum Residential Dwelling Units.~~ 220.

A. **Permitted Uses.** The following uses shall be permitted by right in addition to those uses permitted in the Office-2 District and the Retail District as they currently exist or may be amended:

1. **Townhome and multi-family residence uses as set forth in Section 3.03(A) of the Comprehensive Zoning Ordinance, as it currently exists or may be amended.**
2. **Residential buildings fronting interior streets shall have a minimum first-floor floor-to-floor height of 14 feet designed to accommodate the potential for studio residences and/or retail uses.**

B. **Size of Yards.**

1. **Minimum Front Yard.** Build-to lines are required adjacent to interior streets as shown on Exhibit "D-2." An additional 100 foot front yard urban form setback is required for that portion of a structure above 60 feet in height as shown in Exhibit "F" (excluding rooflines, architectural enhancements, towers, cupolas, or similar features and parking garages constructed behind main buildings).

2. **Minimum Side and Rear Yards.** None.

C. **Maximum Height.** 300 feet.

D. **Maximum Lot Coverage.** 85%.

**E. Maximum Floor Area Ratio. Unlimited.**

**MW/kj**

cc:

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
Umberto Allori  
Michele Wood  
Victor Insko

Phillip Climer  
Jim Cottone  
Diana Torres

Andrew Edwards  
Carey Frazier  
Poly Birika

**Agenda No.:** 6  
**Public Hearing:** Zoning Case (Z08-0018)  
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**DESCRIPTION:**

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**HISTORY:**

**Ordinance No. 88-03-05.** The City Council approved Planned Development-25 to allow for the development of office and retail uses on 313± acres on March 15, 1988.

**Ordinance No. 06-07-82.** The City Council adopted an Ordinance rezoning the property from Planned Development-25 to PD-196-Mixed Use on July 18, 2006.

**BACKGROUND:**

An application was submitted by Trike Properties, LP and Davis Development to amend the Planned Development to allow the development of mid-rise multifamily on Tract 4 in lieu of the multi-family.

To amend a portion of a Planned Development, the entire property governed by the Planned Development Ordinance must be opened up for consideration. There are currently three property owners within the boundaries of the Planned Development:

- Trike Properties
- Champion Warren, LTD
- Post Properties

Per the Comprehensive Zoning Ordinance, all property owners must be a part of the application or the Planning & Zoning Commission or City Council may call a Public Hearing in order to amend the Planned Development "when it finds that public benefit will be derived from consideration of such matter". Champion Warren, LTD is party to this application. Post Properties is developing a similar product on two other tracts within the Planned Development. While Post Properties does not object to the rezoning, they do not feel it is appropriate for them to be party to an application for a competing product. The Planning & Zoning Commission called a public hearing for this zoning case at their January 13, 2009 meeting.

**CASE OVERVIEW:**

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Office (Duke Bridges Office Park)	PD-25-Business Center	Mixed-Use Residential Non-
East	Retail (Center at Preston Ridge)	PD-25-Business Center	Retail
South	Office/Hotel	PD-25-Business Center	Mixed-Use Residential Non-
West	Office (Hall Office Park)	PD-59-Business Center	Office

The applicant's request is to amend PD-196 regarding the permitted uses and development standards for Tract 4. The original Planned Development was specific in the development standards that Tract 4 was to develop as high-rise residential towers with a maximum of 220 units. The applicant's request is to develop a four-story residential project similar to what is currently being constructed on Tracts 2 and 3 by Post Properties. Based on the layout on Exhibit "D", the applicant is proposing 228 units.

Staff is recommending that the development standards for Tract 4 be amended to reflect the same standards as Tracts 2 and 3, the mid-rise, residential/mixed use tracts.

**RECOMMENDATION:**

Staff recommends approval of the request, subject to the following conditions. Additions are denoted in **bold text**, and deletions are denoted in ~~strikethrough~~:

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS

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2. **Minimum Side and Rear Yards.** None.

C. **Maximum Height.** 300 feet.

- D. Maximum Lot Coverage. 85%.
- E. Maximum Floor Area Ratio. Unlimited.

DATE	12/29/2008
PROJECT	DAVIS DEVELOPMENT
TRACT	TRACT 4
OWNER	DAVIS DEVELOPMENT
DESIGNER	HUMPHREYS & PARTNERS ARCHITECTS, L.P.
DATE	12/29/2008
PROJECT	DAVIS DEVELOPMENT
TRACT	TRACT 4
OWNER	DAVIS DEVELOPMENT
DESIGNER	HUMPHREYS & PARTNERS ARCHITECTS, L.P.
DATE	12/29/2008

These drawings are to be used only when approved by the City of Frisco. Any changes to these drawings must be approved by the City of Frisco. The City of Frisco is not responsible for the accuracy of the information provided in these drawings. The City of Frisco is not responsible for the accuracy of the information provided in these drawings. The City of Frisco is not responsible for the accuracy of the information provided in these drawings.

**TRACT 4**  
**LAKE SIDE AT FRISCO BRIDGES**  
**FRISCO, TX**  
**DAVIS DEVELOPMENT**

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**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
 5339 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75244  
 (214) 701-9535 • (214) 701-9639 FAX  
 NEW YORK, NY • CHICAGO, IL • HOUSTON, TX • LOS ANGELES, CA • PHOENIX, AZ • SAN ANTONIO, TX • WASHINGTON, DC

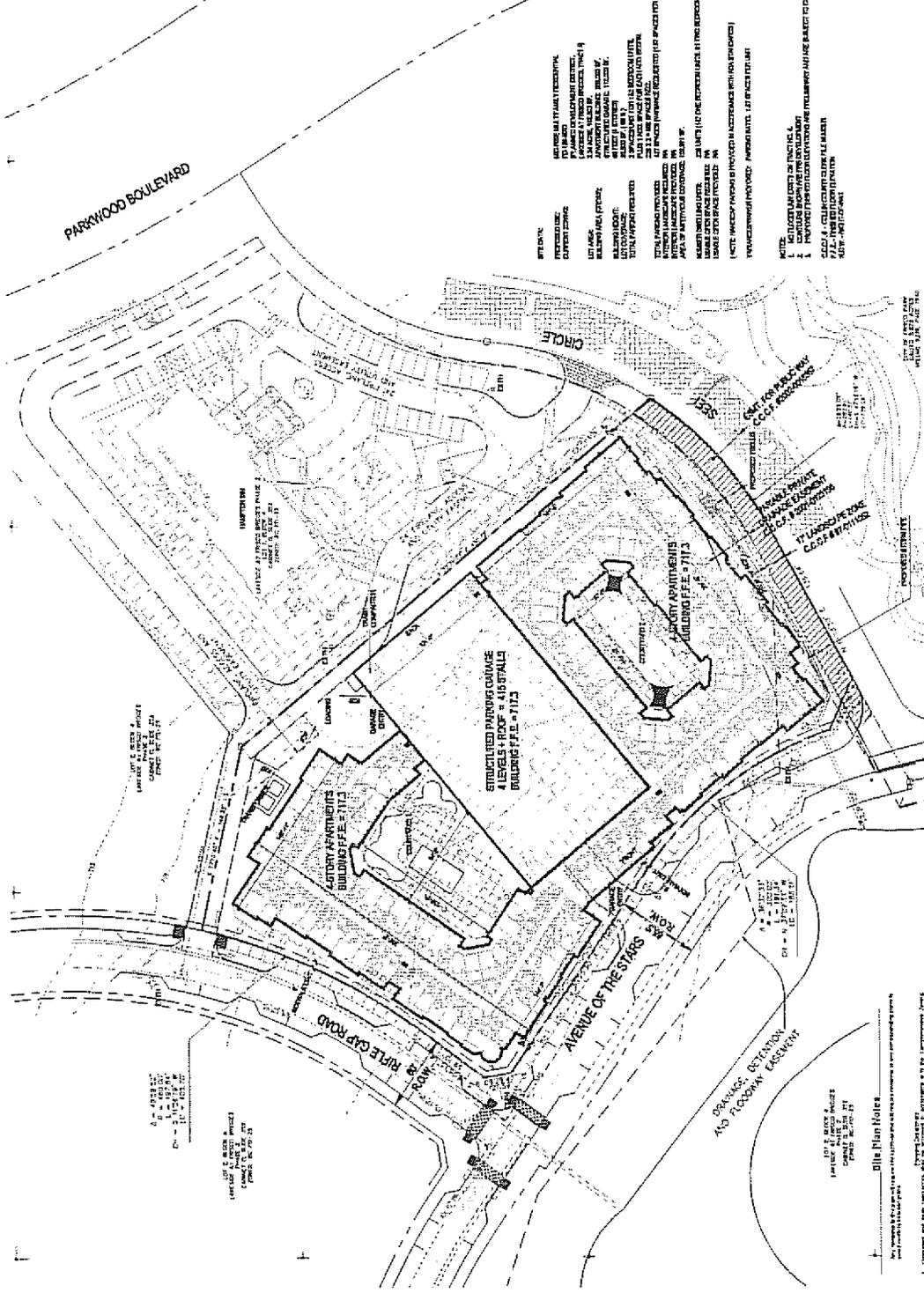
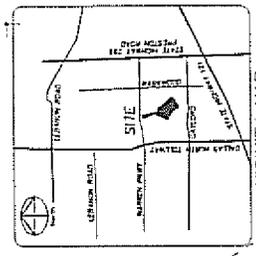
**SITE PLAN**  
 SHEET NO. 1  
 PROJECT NO. A-201

**A-201**  
 #2000503

CITY SUBMITTAL: 12-29-2008

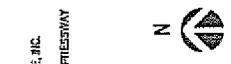
**ZONING EXHIBIT**  
**LAKE SIDE AT FRISCO BRIDGES TRACT 4**  
**FOR ZH98-0018**

**PORTION OF LOT 2, BLOCK A,  
 LAKESIDE AT FRISCO BRIDGES, PH 2  
 CITY OF FRISCO, COLLIN COUNTY, TEXAS**  
**PREPARED DEC. 29, 2008**



**SCALE: 1" = 40'** (24" X 36" SHEET)

0' 40' 80' 160'



**OWNER:**  
 THREE PROPERTIES, LP  
 500 DECKER DRIVE  
 IRVING, TX 75038

**APPLICANT:**  
 DAVIS DEVELOPMENT  
 1650 EXAGLED LANDING PARKWAY  
 SUITE 300  
 BROCKBRIDGE, CA 92621  
 714-474-4345

**SURVEYOR:**  
 BROCKETTE DAVIS CIVIL, INC.  
 CIVIL ENGINEERING  
 4114 NORTH CENTRAL PARKWAY  
 SUITE 100  
 DALLAS, TX 75204  
 214-425-3517

**ARCHITECT:**  
 HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
 5339 ALPHA ROAD  
 SUITE 300  
 DALLAS, TX 75244  
 972-701-9535

**CIVIL ENGINEER:**  
 GSWAY, a division of  
 BURGES & APPE  
 3501 FUSILL CREEK BLVD  
 SUITE 210  
 FORT WORTH, TX 76107

**Site Plan Notes**

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road.
3. All dimensions are to the centerline of the road.
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Z08-0018

# Lakeside at Frisco Bridges Amend Planned Development-196-Mixed

