



**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 09, 2013**

**MINUTES**

Commissioner	Bobby Roberti	Present
Commissioner	Kevin Hodes	Present
Chairman	Jeff Trykoski	Present
Vice Chair	Will Russell	Present
Secretary	Bill Woodard	Present
Commissioner	Rick Williamson	Present

**CALL TO ORDER**

1. Roll Call  
Chairman Trykoski called the meeting to order at 6:30 p.m.

Representing staff were: John Lettelleir, Development Services Director; John Webb, Planning Manager; Kristen Johnson, Administrative Assistant; Mike Walker, Senior Planner; Suzanne Porter, Planner; Joel Fitts, Senior Traffic Engineer; Toyin Fawehinmi, Civil Engineer; John Gillette, Fire Marshal and Rebecca Brewer, Legal Council.

## **APPROVAL OF MINUTES**

2. Consider and act upon approval of minutes of the Planning & Zoning Commission and the Special Work Session meetings on June 25, 2013.

Commissioner Roberti moved to approve the minutes of the Planning & Zoning Commission and the Special Work Session meetings on June 25, 2013. Commissioner Williamson seconded the motion. Motion carries. Vote: 5-0. Minutes approved.

## **CONSENT AGENDA - Consider and Act**

Commissioner Woodard moved to pull Item 17 from the Consent Agenda.

Commissioner Woodard moved to approve Items 3 – 16. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Items approved.

Chairman Trykoski stepped down from the dais at 6:33 p.m. due to a potential conflict of interest.

Commissioner Woodard moved to approve Item 17. Commissioner Roberti seconded the motion. Motion carries. Vote: 5-0. Item approved.

Chairman Trykoski returned to the dais at 6:33 p.m.

3. Revised Conveyance Plat: Mohr Addition, Block A, Lots 1, 2, 4 & 5 (CP13-0012)  
Owner(s): Cross Development CC Frisco, LLC, Rice Independence Group, LLC, and CCD Opportunity Investments, LLC  
Four lots on 9.2± acres on the east side of Preston Road, 600± feet north of Wade Boulevard. Zoned Commercial-1 with a Specific Use Permit (S-139) for a Private Club and a Specific Use Permit (S-214) for a Major Automotive Repair Facility and Accessory Automobile Sales/Leasing (New). Neighborhood #24. SP
4. Conveyance Plat: East Kingswood Village, Block A, Lots 1 & 2 (CP13-0014)  
Owner(s): Lebanon Development 180, J.V. and Colony 275, J.V.  
Two lots on 23.0± acres on the southeast corner of Lebanon Road and Rock Creek Parkway. Zoned Commercial-1 and Single Family-7. Neighborhood #36. SP
5. Final Plat: The Arbor at Lawler Park, Phase 2 (FP13-0013)  
Owner(s): LPN Arbor Joint Venture, Ltd  
85 Single Family-7 lots, two Homeowners' Association lots, and one Drainage Easement lot on 22.0± acres on the north side of Rolater Road, 1,890± feet east of Coit Road. Zoned Planned Development-149-Single Family-7. Neighborhood #17. RC
6. Final Plat: The Crossing at Lawler Park, Phase 2 (FP13-0014)  
Owner(s): Frisco Crossing Joint Venture, Ltd  
65 Single Family-8.5 lots and six Homeowners' Association lots on 23.1± acres

on the north side of Rolater Road, 590± feet west of Independence Parkway. Zoned Planned Development-150-Single Family-8.5. Neighborhood #17. RC

7. Final Plat: Independence Estates (FP13-0015)  
Owner(s): First Texas Homes, Inc.  
83 Single Family-7 lots and three Homeowners' Association lots on 24.1± acres on the east side of Independence Parkway, 1,600± feet north of Eldorado Parkway. Zoned Single Family-7. Neighborhood #6. SP
8. Preliminary Plat: Lawler Park North, The Crossing, Phases 3A & 3B (PP13-0014)  
Owner(s): Frisco Crossing JV, Ltd  
75 Single Family-8.5 lots, three Homeowners' Association lots, and two Drainage Easement lots on 32.4± acres on the northeast corner of Countrybrook Drive and Lawler Park Drive. Zoned Planned Development-150-Single Family-8.5. Neighborhood #17. RC
9. Preliminary Site Plan: Insight for Living, Block A, Lot 1 (PSP13-0013)  
Owner(s): Insight For Living  
An office/retail/warehouse building on one lot on 7.1± acres on the southeast corner of Lebanon Road and Parkwood Boulevard. Zoned Planned Development-193-Office-1. Neighborhood #30. SP
10. Preliminary Site Plan & Revised Conveyance Plat: Victory at Stonebriar, Block A, Lots 1-5 (PSP13-0010 & CP13-0011)  
Owner(s): Victory Frisco Investments, LLC  
Ten office buildings, a dance studio, three retail buildings, and a restaurant on five lots on 16.6± acres on the west side of Legacy Drive at the intersection of Warren Parkway. Zoned Planned Development-33-Business Center and Retail. Neighborhood #32. RC
11. Revised Preliminary Site Plan: 712 Business Park, Block A, Lot 2R (PSP13-0017)  
Owner(s): Sealy & Company  
An office building on one lot on 6.0± acres on the north side of All Stars Avenue, 620± feet east of John W. Elliott Drive. Zoned Industrial. Neighborhood #46. JE
12. Preliminary Site Plan & Revised Conveyance Plat: Eldorado Market Place, Block 1, Lots 5 & 6 (PSPCP13-0007)  
Owner(s): WD Eldorado & Tollway, LP  
A retail building and a restaurant with a drive-through window on two lots on 3.0± acres on the west side of Dallas North Tollway, 300± feet north of Eldorado Parkway. Zoned Retail. Neighborhood #47. JE
13. Site Plan: 712 Business Park, Block A, Lot 2R (SP13-0038)

Owner(s): Sealy & Company

A parking lot on one lot on 6.0± acres on the north side of All Stars Avenue, 620± feet east of John W. Elliott Drive. Zoned Industrial. Neighborhood #46. JE

14. Site Plan: Dr. Rick Reedy High School, Block A, Lot 1 (SP13-0040)  
Owner(s): Frisco Independent School District  
A 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. RC
15. Site Plan: Legacy Crossing, Block A, Lot 2 (SP13-0041)  
Owner(s): Legacy-Parkway, LP  
A retail building on one lot on 3.8± acres on the north side of Main Street, 470± feet west of Legacy Drive. Zoned Retail. Neighborhood #45. SP
16. Final Plat: Eternity Community Church, Block A, Lot 1 (SPFP12-0021)  
Owner(s): Eternity Community Church  
A church on one lot on 5.0± acres on the east side of Independence Parkway, 2,300± feet north of Eldorado Parkway. Zoned Single Family-8.5 with a Specific Use Permit (S-202) for a Church. Neighborhood #6. SP
17. Call a Public Hearing: Frisco Square (Z13-0008)  
Owner(s): Multiple Property Owners  
A request to amend Planned Development-153 regarding development standards and permitted uses. The property contains 146.1± acres on the southeast corner of Main Street and Dallas Parkway. Neighborhood #21. Zoned: Planned Development-153-Mixed Use. MW

### **PUBLIC HEARINGS - Consider and Act**

18. Public Hearing - Replat, Revised Conveyance Plat, & Preliminary Site Plan: Frisco MarketCenter, Block A, Lot 12R, 13R, & 14R (RP13-0004 & PSPCP13-0006)  
Owner(s): FNP Financial Group, LLC & Main Tollway Retail I, LP  
An office/retail/restaurant building and two retail/restaurant with a drive-through window buildings on three lots on 7.8± acres on the north side of Main Street, 650± feet west of the Dallas North Tollway. Zoned Planned Development-215-Retail/Office-2/Multifamily-15. Neighborhood #46. SP

Suzanne Porter reviewed staff comments with the Commission and recommended approval.

Commissioner Woodard moved to open the public hearing. Commissioner Williamson seconded the motion. Motion carries. Vote: 5-0.

There being no one to speak, Commissioner Russell moved to close the public hearing. Commissioner Woodard seconded the motion. Motion carries. Vote: 5-0.

Following review and discussion, Commissioner Woodard moved to approve. Commissioner Williamson seconded the motion. Motion carries. Vote: 5-0. Item approved.

19. Public Hearing - Specific Use Permit: Ivy Kids - Frisco (SUP13-0006)  
Owner(s): Brilliant Learning Center, LLC

A request for a Specific Use Permit for a Licensed Child Care Center on one lot on 2.4± acres on the north side of Stonebrook Parkway, 550± feet east of Teel Parkway. Zoned Information & Technology. Neighborhood #41. MW

Commissioner Williamson stepped down from the dais at 6:38 p.m. due to a potential conflict of interest on items 19 & 20.

Rob Baldwin with Baldwin Associates spoke in favor of the Item.

Mike Walker reviewed staff comments with the Commission and recommended approval.

Commissioner Hodes moved to open the public hearing. Commissioner Woodard seconded the motion. Motion carries. Vote: 4-0.

Homeowner Joseph Grabowski spoke.

Commissioner Woodard moved to close the public hearing. Commissioner Roberti seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Russell moved to approve. Commissioner Hodes seconded the motion. Motion carries. Vote: 4-0. Item approved.

20. Preliminary Site Plan & Conveyance Plat (Non-Public Hearing Item): Ivy Kids Learning Center Addition, Block A, Lots 1 & 2 (PSPCP13-0005)  
Owner(s): H&S Alang, LLC

Two office buildings and a Licensed Child Care Center on two lots on 6.5± acres on the north side of Stonebrook Parkway, 250± feet east of Teel Parkway. Zoned Information & Technology with a proposed Specific Use Permit for a Licensed Child Care Center (Companion Item to SUP13-0006). Neighborhood #41. MW

Following review and discussion, Commissioner Woodard moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0. Item approved.

Commissioner Williamson returned to the dais at 6:48 p.m.

### **INDIVIDUAL CONSIDERATION ITEM**

21. Discuss and act upon proposed By-Laws for the Planning & Zoning Commission.

John Webb reviewed the By-Laws with the Planning & Zoning Commission. Generally the Commissioners supported the proposed By-Laws but asked staff to clarify certain sections. Staff will revise and return on a future Planning & Zoning meeting for approval.

## **GENERAL INFORMATION**

22. Update on the results of the July 2, 2013 City Council meeting.

John Webb updated the Commission on the results of the July 2, 2013 City Council meeting.

## **ADJOURN**

There being no further business, Commissioner Woodard moved to adjourn the meeting at 7:25 pm. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. 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](http://www.friscotexas.gov/docs).*