



**MEETING OF PLANNING & ZONING COMMISSION  
GEORGE A. PUREFOY MUNICIPAL CENTER  
COUNCIL CHAMBERS  
6101 FRISCO SQUARE BLVD.  
FRISCO, TEXAS 75034**

**6:30 PM**

**TUESDAY, JULY 28, 2020**

**AGENDA**

**EMERGENCY NOTICE**

**AN EMERGENCY AND URGENT PUBLIC NECESSITY EXISTS BECAUSE OF THE COVID-19 PANDEMIC, MAKING IT DIFFICULT OR IMPOSSIBLE FOR A QUORUM OF THE PLANNING & ZONING COMMISSION TO CONVENE AT ONE LOCATION AND/OR MAKING IT INCONSISTENT WITH GUIDANCE FROM THE CENTERS OF DISEASE CONTROL AND PREVENTION AND GUIDANCE/ORDERS FROM THE STATE OF TEXAS FOR COMMISSIONERS, APPLICANTS AND MEMBERS OF THE PUBLIC TO CONGREGATE AT THE MEETING LOCATION. ACCORDINLGY, A QUORUM OR MORE OF THE PLANNING & ZONING COMMISSION WILL CONDUCT THIS MEETING VIA TELEPHONE PURSUANT TO THE TEXAS GOVERNOR'S ORDER TEMPORARILY SUSPENDING CERTAIN PROVISIONS OF THE TEXAS OPEN MEETINGS ACT AND GUIDANCE RECEIVED FROM THE TEXAS ATTORNEY GENERAL'S OFFICE.**

**APPLICANTS AND ANY MEMBER OF THE PUBLIC WISHING TO PARTICIPATE IN THE TELEPHONIC MEETING SHOULD USE THE FOLLOWING TOLL-FREE DIAL-IN NUMBER: 888-409-5380. CALLING THE DIAL-IN NUMBER AT THE MEETING TIME WILL MAKE THE MEETING AUDIBLE TO MEMBERS OF THE PUBLIC AND APPLICANTS AND ALLOW FOR TWO-WAY COMMUNICATION. IN ADDITION TO THIS TWO-WAY COMMUNICATION VIA TELEPHONE, APPLICANTS AND MEMBERS OF THE PUBLIC ALSO MAY**

**COMMUNICATE WITH THE PLANNING & ZONING COMMISSIONERS BY EMAILING THEIR COMMENTS TO [LCROSS@FRISCOTEXAS.GOV](mailto:LCROSS@FRISCOTEXAS.GOV). A RECORDING OF THE MEETING WILL BE MADE AVAILABLE TO THE PUBLIC UPON REQUEST. APPLICANTS AND MEMBERS OF THE PUBLIC WISHING TO ATTEND THE MEETING IN PERSON WILL BE PERMITTED TO ATTEND THE MEETING AT THE MEETING LOCATION. IF YOU HAVE ANY QUESTIONS ABOUT THE FOREGOING, PLEASE CONTACT LORI CROSS AT [LCROSS@FRISCOTEXAS.GOV](mailto:LCROSS@FRISCOTEXAS.GOV)**

### **CALL TO ORDER**

1. Roll Call

### **CITIZEN INPUT**

### **APPROVAL OF MINUTES**

2. Consider and act upon approval of minutes of the regular Planning & Zoning Commission meeting on June 23, 2020.

### **CONSENT AGENDA**

3. Revised Conveyance Plat: Shops at Highland Village, Block A, Lots 1-5 (CP20-0011)  
Owner(s): LVGT Frisco LLC  
One retail/restaurant building, one restaurant with a drive-through, and three medical/professional office buildings on five lots on 7.0± acres on the northwest corner of Preston Road and Fisher Drive. Zoned Commercial-1. Neighborhood #11. DS
4. Revised Conveyance Plat: Preston Main Village, Block A, Lots 1 & 4 (CP20-0012)  
Owner(s): 720 PRESTON TRACE LP  
One restaurant building, one retail/restaurant/professional office building, one professional office building, and one hotel on two lots on 8.6± acres on the north side of Main Street, 285± west of Preston Road. Zoned Planned Development-219-Mixed Use. Neighborhood #11. DS
5. Conveyance Plat: Three Corners, Block A, Lots 1-9 (CP20-0013)  
Owner(s): 3 Corners Plaza, LLC.  
A request to extend the review period of five retail/restaurant buildings, one restaurant with a drive-through, one health/fitness center, and two office

- buildings on nine lots on 23.9± acres on the southwest corner of Coit Road and US 380. Zoned Retail. Neighborhood #1. DS
6. Final Plat: Frisco Kia, Block A, Lot 2 (FP20-0031)  
Owner(s): Salehoun Family Limited Partnership  
One new and used automobile sales/leasing building on one lot on 7.2± acres on the north side of SH 121, 1,370± feet west of Hillcrest Road. Zoned Planned Development-23-Business Center. Neighborhood #29. AL
  7. Final Plat: Living Spaces-Frisco, Block A, Lot 1 (FP20-0032)  
Owner(s): Ryan Companies US Inc.  
One big box retail building on one lot on 15.6± acres the northeast corner of Hillcrest Road and SH 121. Zoned Highway. Neighborhood #28.
  8. Final Plat: Lowes-Frisco Addition, Block A, Lot 13 (FP20-0033)  
Owner(s): Encore Retail Development Company, LP.  
One retail building on one lot on 2.1± acres on the southwest corner of Ohio Drive and Warren Parkway. Zoned Commercial-1. Neighborhood #29. BS
  9. Final Plat: Four Corners Shopping Center Addition, Block A, Lot 16 (FP20-0035)  
Owner(s): FSWC, LP.  
An open space area on one lot on 9.7± acres on the north side of Gordon Heights Lane, 990± feet west of FM 423. Zoned Planned Development-254-Single Family-7/Multifamily/Retail. Neighborhood #50. BS
  10. Final Plat: Collinsbrook Farm, Phase 2 (FP20-0036)  
Owner(s): First Texas Homes, Inc.  
68 Single Family-8.5 lots, 59 Single Family-7 lots and one Homeowners' Association lot on 35.6± acres on the southwest corner of Gentle Breeze Road and Oregon Trail. Zoned Planned Development-243-Single Family-8.5/Single Family-7. Neighborhood #5. BS
  11. Final Plat: Tapestry Addition, Phase 2 (FP20-0037)  
Owner(s): Ipomoea Homes II, LLC.  
A request to extend the review period for 43 Single Family-7 lots and two Homeowners' Association lots on 16.7± acres on the east side of Independence Parkway, 285± feet south of Little Bluestem Lane. Zoned Planned Development-265-Single Family-7. Neighborhood #16. AL
  12. Final Plat: The Gate, Block A, Lot 5 (FP20-0038)  
Owner(s): Jefferson at the Gate, LLC.  
425 urban living units on one lot on 6.7± acres on the northwest corner of Polo Gate Way and Grand Gate Way. Zoned Planned Development-248-Retail/Office-2/Residential. Neighborhood #31. AL
  13. Final Plat: Frisco Flyers Addition, Block A, Lot 3 (FP20-0039)  
Owner(s): BUCKMAN PARTNERSHIP LTD

A request to extend the review period of one professional office building on one lot on 5.2± acres on the southwest corner of John W Elliot Drive and Flyers Way. Zoned Industrial and Commercial-1. Neighborhood #46 DS

14. Final Plat: Preston Hills Addition, Phase 2 (FP20-0040)  
Owner(s): CTMGT Frisco 113, LLC.  
107 Single Family-7 lots and nine Homeowners' Association lots on 52.3± acres on the north side of Rockhill Parkway, 1,400± feet east of Preston Road. Zoned Townhome and Planned Development-198-Townhome. Neighborhood #2. BS
15. Open Space Plan & Preliminary Site Plan: NWC FM 423 & Stonebrook, Block A, Lots 11 & 15 (OS20-0013 & PSP20-0008)  
Owner(s): Cross Development Land Frisco Witt, LLC  
One retail/restaurant with a drive-through building and one restaurant with a drive-through on two lots on 2.6± acres on the northwest corner of FM 423 and Old Newman Way. Zoned Planned Development-255-Retail. Neighborhood #43. AL
16. Open Space Plan & Preliminary Site Plan: Newstart Church of the Nazarene Addition, Block B, Lot 4 (OS20-0049 & PSP20-0023)  
Owner(s): 3 Corners Plaza, LLC.  
A Church and a Licensed Child-Care Center on one lot on 1.7± acres on the northwest corner of North County Road and 1st Street. Zoned Single Family-7 with a Specific Use Permit for a Church (S-175) and a Licensed Child-Care Center (S-229). Neighborhood #11.
17. Open Space Plan & Site Plan: Frick Main Street Addition, Block A, Lot 1R (OS20-0050 & SP20-0049)  
Owner(s): Talo Three, LLC.  
One retail/restaurant building on one lot on 1.2± acres on the north side of Main Street, 160± feet west of Kyser Way. Zoned Commercial-2. Neighborhood #45. BS
18. Open Space Plan & Site Plan: Frisco Crossing, Block A, Lot 2 (OS20-0051 & SP20-0051)  
Owner(s): SEC 423/380, LTD.  
One bank with a drive-through on one lot on 1.8± acres on the east side of FM 423, 920± feet south of US 380. Zoned Retail. Neighborhood #51. BS
19. Open Space Plan & Preliminary Site Plan: Hollyhock Commercial Addition, Block A, Lot 2-9 (OS20-0053 & PSP20-0024)  
Owner(s): New Corners, LLC  
Two restaurants with drive-throughs, two restaurants, one professional office building, one hotel and three retail buildings on eight lots on 18.6± acres on the southeast corner of Hollyhock Road and US 380. Zoned Planned Development-239-Retail. Neighborhood #51. JP
20. Site Plan: Panther Creek Prep School Addition, Block A, Lot 2 (SP20-0034)

Owner(s): Panther Ridge Venture, LLC

One retail building and two restaurants with drive through buildings on one lot on 3.3± acres on the northwest corner of Hillcrest Road and Panther Creek Parkway. Zoned Planned Development-2-Business Park/Neighborhood Commercial/Residential Village. Neighborhood #4. DS

21. Site Plan: 6711 Elm Street (SP20-0047)  
Owner(s): XPONENTIAL OFFICES LLC  
Two professional office buildings on one lot on 0.3± acre on the southeast corner of 2nd Street and Elm Street. Zoned Original Town Commercial. Neighborhood #21. DS
22. Site Plan: Frisco Fire Station Nine Addition, Block A, Lots 1 & 3 (SP20-0048)  
Owner(s): Frisco Community Development Corporation  
The addition of a warehouse building and two parking spaces on two lots on 11.3± acres on the southwest corner of Donnie Mayfield Way and Rockhill Parkway. Zoned Industrial. Neighborhood #3. BS

### **REGULAR AGENDA**

23. Public Hearing - Replat: The Hills of Kingswood, Phase 1, Block A, Lot 121 & Common Area A-6 (RP20-0014)  
Owner(s): GGH Kingswood Lots LLC  
One Single Family-8.5 lot and one Homeowners' Association lot on 1.2± acres on the north side of Balfour Court, 940± feet northwest of the intersection of Starling Drive and Lilac Lane. Zoned Single Family-8.5 with a Specific Use Permit (S-157) for Private Streets. Neighborhood #37. DS
24. Public Hearing – Replat: Frisco Square, Phase 1, Block E5, Lot 1 (RP20-0015)  
Owner(s): City of Frisco  
A request to extend the review period for a City park on one lot on 2.3± acres on the southeast corner of Jacobs Street and Page Street. Zoned Planned Development-153-Mixed Use. Neighborhood #21. AL
25. Public Hearing – Replat: Frisco Luxury Auto Addition, Block A, Lot 1 (RP20-0016)  
Owner(s): BHA Real Estate Holdings, LLC.  
A request to extend the review period of two new automobile sales/leasing buildings and one used automobile sales/leasing building on one lot on 35.4± acres on the northeast corner of Leadership Drive and SH 121. Zoned Planned Development-31-Highway. Neighborhood #34. BS
26. Public Hearing – Specific Use Permit: Rescind Specific Use Permit-2 (SUP20-0007)  
Owner(s): Frisco ISD  
A request to rescind Specific Use Permit (S-2) for a Day Nursery on one lot on 1.6± acres on the south side of Hickory Street, 150± feet east of Parkwood Boulevard. Zoned Retail with a Specific Use Permit for a Day Nursery (S-2).

Neighborhood #20. AL

27. Public Hearing – Specific Use Permit: Rescind Specific Use Permit-40 (SUP20-0008)  
Owner(s): Borna, LLC & State of Texas  
A request to rescind Specific Use Permit (S-40) for a Building Materials and Hardware Establishment on 2.1± acres on the north side of SH 121, 2,970± feet east of Hillcrest Road. Zoned Highway with a Specific Use Permit (S-40) for a Building Materials and Hardware Establishment. Neighborhood #28. AL
28. Public Hearing – Specific Use Permit: Rescind Specific Use Permit-126 (SUP20-0009)  
Owner(s): Frisco ISD  
A request to rescind Specific Use Permit (S-126) for a Day Care on one lot on 6.0± acres on the south side of Hickory Street, 405± feet east of Parkwood Boulevard. Zoned Office-1 with a Specific Use Permit for a Commercial Antenna (S-50) and a Day Care (S-126). Neighborhood #20. AL
29. Public Hearing – Specific Use Permit: Rescind Specific Use Permit-220 (SUP20-0010)  
Owner(s): DFC Legacy West RE Series, LLC  
A request to rescind Specific Use Permit (S-220) for a Licensed Child-Care Center on one lot on 2.3± acres on the west side of Legacy Drive, 965± feet south of Main Street. Zoned Office-1 with a Specific Use Permit for a Licensed Child-Care Center (S-220). Neighborhood #41. AL
30. Public Hearing - Zoning: Amendment to Ordinance No. 82-10-06 (Z20-0004)  
Owner(s): Preston Ridge Baptist Church and Avalon Frisco, LLC.  
A request to rezone 7.9± acres from Townhome and Multifamily-19 to Townhome at the terminus of Wade Boulevard, 615± east Ohio Drive. Zoned Townhome and Multifamily-19 with a Specific Use Permit (S-147) for a Church. Neighborhood #11. AL
31. Results of the July 7, 2020 City Council meeting.
32. Schedule of future discussion items.

**ADJOURN**

**CERTIFICATION**

Anthony Satarino, Planning Manager, certifies that this Notice of Meeting was posted on the outside bulletin board at the City of Frisco, Texas, George A. Purefoy Municipal Center at 6101 Frisco Square Boulevard, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

By July 24, 2020 at 6:30PM and remained so posted at least 72 hours before meeting was convened.

If during the course of the meeting covered by this notice, the Planning & Zoning Commission should determine that a closed or executive meeting or session of the Planning & Zoning Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Planning & Zoning Commission at the date, hour and place given in this notice as the Planning & Zoning Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City.

**NOTICE**

Pursuant to City of Frisco Ordinance Number 19-10-87 each member of the public wishing to address the Planning & Zoning Commission shall be entitled to speak for up to five (5) minutes, unless ten (10) or more members of the public are present to speak on a single agenda item, in which case the Planning & Zoning Commission may by majority vote reduce the allotted time from five (5) minutes to three (3) minutes per speaker to ensure that as many people as possible have an opportunity to speak, subject to the requirements of other law.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

The George A. Purefoy Municipal Center is wheelchair accessible. Access to the building and special parking are available at the primary north entrance facing Frisco Square Blvd. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at least 48-hours prior to the meeting. Please e-mail your request to: [CitySec@friscotexas.gov](mailto:CitySec@friscotexas.gov) or call (972) 292-5020. BRAILLE IS NOT AVAILABLE.

Date Removed: \_\_\_\_\_

Removed By: \_\_\_\_\_