



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

6:30 PM

TUESDAY, JANUARY 14, 2020

AGENDA

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 December 10, 2019.

CONSENT AGENDA

3. Conveyance Plat: Shops at Highland Village, Block A, Lots 1-5 (CP19-0025)
Owner(s): LVTG Frisco, LLC
One restaurant with drive-thru, two retail buildings, two medical offices, and one professional office on five lots on 7.0± acres, at the northwest corner of Preston Road and Fisher Drive. Zoned Commercial-1. Neighborhood #11. BS
4. Revised Conveyance Plat: Park 25, Block C, Lots 1, 2, 5 and 6 (CP19-0027)
Owner(s): 195AC BSAL Frisco, LLC; SD 701/709 Frisco, LLC; and TX 183 Land Frisco, LLC
Three warehouse buildings, one office building, one distribution center/warehouse building, one distribution center building on four lots on 107.8± acres on the northwest corner of Preston Road and Corporate Drive. Zoned Industrial and Commercial-1. Neighborhood #3. MS
5. Final Plat: JP Teel Office Addition, Block A, Lot 1(FP19-0050)

- Owner(s): Hanifah 786, LLC.
A Licensed Child-Care Center on one lot on 2.8± acres on the southeast corner of Teel Parkway and Nature Way. Zoned Planned Development-130-Office-1 with a Specific Use Permit (S-240) for a Licensed Child-Care Center. Neighborhood #48. AM
6. Final Plat: Huffman 121 Addition, Block A, Lot 1 (FP19-0051)
Owner(s): 121 Huffman Medical Park, LLC
Five medical office buildings and four professional office buildings on one lot on 5.9± acres on the north side of State Highway 121, 1,860± feet east of Hillcrest Road. Zoned Highway. Neighborhood #28. BS
 7. Open Space Plan & Preliminary Site Plan: Centennial Pediatrics Addition, Block A, Lot 2 (OS19-0028 & PSP19-0034)
Owner(s): Adat Chaverim
One synagogue on one lot on 5.8± acres on the northwest corner of Batsford Drive and Lebanon Road. Zoned Planned Development-154-Office-1. Neighborhood #27. AM
 8. Open Space Plan & Site Plan: Davis Multifamily, Phase III, Block A, Lot 3 (OS19-0032 & SP19-0098)
Owner(s): DD El Dorado 23.69, LLC.
353 multifamily units on one lot on 23.7± acres on the south side of Cobb Hill Road, 1,525± feet east of Frisco Street. Zoned Planned Development-256-Multifamily-19. Neighborhood #47. AM
 9. Open Space Plan & Site Plan: World Cup Tollway addition, Block A, Lot 1 (OS19-0036 & SP19-0102)
Owner(s): Nadaar LTD
A request to extend the action date for one medical office building on one lot on 3.3± acres on the east side of Dallas Parkway, 350± feet north of Technology Drive. Office-2. Neighborhood #46. AL
 10. Preliminary Plat: Edgestone at Legacy Phase 4 North (PP19-0010)
Owner(s): Stonebrook Partners LLC and HT Stonebrook Land I LP
A request to extend the action date for 37 patio home lots, 73 single family-7 lots, 39 single family-8.5 lots and four Homeowner's Association lots on 53.4± acres on the northeast corner of 4th Army Drive and Stonebrook Parkway. Zoned Planned Development-245-Single Family-10/Single Family-8.5/Single Family-7/Patio Home. Neighborhood #41. MS
 11. Replat: Park West, Block A, Lots 4-10, Block D, Lots 1-11 & 23 (RP19-0023)
Owner(s): Prime Development Partners, LLC; TSHH, LLC; and Arcadia CGP 1, LLC
18 Patio Home lots and one HOA lot on 1.7± acres on the northwest corner of George Cayley Lane and Hap Arnold Mews and the southeast corner of Kentland Drive and Curtiss Drive. Zoned Planned Development-237-Patio Home. Neighborhood #41. BS

12. Site Plan: Frisco Fire Station Nine Addition, Block A, Lot 3 (SP19-0100)
Owner(s): Frisco Community Development Corporation
One municipal use operated by the City on one lot on 8.7± acres on the west side of Donnie Mayfield Way, 390± feet south of Rockhill Parkway. Zoned Industrial. Neighborhood #3. AM
13. Site Plan: BMC West Addition, Block 1, Lot 2 (SP19-0109)
Owner(s): BMC West Materials
One outdoor storage facility on one lot on 20.7± acres on the south side of All Stars Avenue, 550± feet west of North County Road. Zoned Industrial. Neighborhood #11. AM

REGULAR AGENDA

14. Conveyance Plat: PGA Frisco Addition Block A, Lots 1-6 (CP19-0026)
Owner(s): City of Frisco, Frisco Community Development Corporation, and Omni Stillwater Woods Golf Resort, LLC
A golf course and/or country club, four retail buildings, two restaurant buildings, one indoor commercial amusement building, one hotel/convention center, and one reception/banquet/meeting hall building on five lots and one vacant lot on 642.3± acres on the east side of Teel Parkway, 3,590± feet north of Panther Creek Parkway. Zoned Retail and Office-2. Neighborhood #52 and Neighborhood #53. MS
15. Open Space Plan & Preliminary Site Plan: Frisco Research Northwest Block A, Lots 1 & 2 (OS19-0034 & PSP19-0035)
Owner(s): Jon Ferguson
One minor automotive repair facility and one medical office building on two lots on 8.0± acres on the west side of Frisco Street, at the terminus of Research Road. Zoned Commercial-1. Neighborhood #46. AL
16. Open Space Plan & Preliminary Site Plan: NWC Teel & Stonebrook Block A, Lots 3 and 4 (OS19-0035 & PSP19-0036)
Owner(s): Stonebrook Circle, LP
Two retail/restaurant with drive-thru buildings on two lots on 4.4± acres on the northwest corner of Teel Parkway and Stonebrook Parkway. Zoned Retail. Neighborhood #42. MS
17. Preliminary Plat: Edgestone at Legacy Phase 3 North (PP19-0007)
Owner(s): HT Stonebrook Land I LP
45 Single Family-7 lots and one Homeowners' Association lot on 12.9± acres on the northwest corner of Legacy Drive and Stonebrook Parkway. Zoned Planned Development-245-Single Family-10/Single Family-8.5/Single Family-7/Patio Home. Neighborhood #41. MS
18. Public Hearing - Replat: Tapestry Addition (RP19-0029)
Owner(s): Ipomoea Homes II, LLC

- 19 Single-Family-7 lots and six Homeowners' Association lots on 6.9± acres on the east side of Independence Parkway, and on the north and south side of Little Bluestem Lane. Zoned Planned Development-265-Single Family-7. Neighborhood #16. AL
19. Public Hearing - Replat: Racetrac 121/Independence, Block 1, Lots 8 & 9 (RP19-0030)
Owner(s): Loshiku, LLC. & Afkhami-Rohani Reza
A retail/restaurant building and a residence hotel on two lots on 7.9± acres on the north side of SH 121, 280± feet west of Independence Parkway. Zoned Highway. Neighborhood #26. AM
20. Public Hearing - Replat: Preston Trail at West Rowlett Creek, Block A, Lot 1 (RP19-0031)
Owner(s): Preston Trail Ministries, Inc.
A church on one lot on 33.5± acres on the west side of Independence Parkway, 2,100± feet south of Main Street. Zoned Planned Development-151-Single Family-10. Neighborhood #17. BS
21. Public Hearing - Specific Use Permit: Gateway Church Addition, Block A, Lot 1 (SUP19-0023)
Owner(s): Gateway Church
A request to repeal Ordinance No. 16-05-38 and grant a Specific Use Permit for a Church on one lot on 18.8± acres on the west side of Legacy Drive, 690± feet north of Stonebrook Parkway. Proposed Zoning - Single Family-7 with a Specific Use Permit for a Church. Neighborhood #41. BS
22. Public Hearing - Zoning: Edgestone at Legacy (Z19-0021)
Owner(s): Multiple Owners
A request to repeal Ordinance No. 15-07-41 consisting of 400.3± acres at the northwest and southwest corners of Legacy Drive and Stonebrook Parkway ("Property"), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended) and to rezone the Property as Single Family-7 with a Specific Use Permit for a Church (Tract 1) and Planned Development-Single Family-10/Single Family-8.5/Single Family-7/Patio Home (Tract 2). Zoned Planned Development-245-Single Family-10/Single Family-8.5/Single Family-7/Patio Home with a Specific Use Permit (S-255) for a Church and a Specific Use Permit (S-266) for a Licensed Child-Care Center. Neighborhood #41. BS
23. Public Hearing - Zoning: Repeal Planned Development-40 (Z19-0022)
Owner(s): Multiple Owners
A request to repeal Ordinance No. 05-10-87 consisting of two remaining tracts of land on 21.4± acres located at the northwest and southwest corners of Legacy Drive and Cotton Gin Road (Tract 1) and on the east side of Legacy Drive, south of Mission Avenue, west of Legacy Drive and north of Citation Court (Tract 2), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended), and to rezone Tract 1 to Office-1 (Subarea 1) and Planned Development-Retail (Subarea 2) and Tract 2 to Single Family-7 (Subarea 3) and

Agricultural (Subarea 4) from Planned Development-40-Office-2/Commercial-1/Commercial-2/Retail/Industrial. Zoned Planned Development-40-Office-2/Commercial-1/Commercial-2/Retail/Industrial. Neighborhood #41. BS

24. Public Hearing - Zoning: Fields Estate (Z19-0015)
Owner(s): FHQ Holdings LP
A request to rezone 2,158± acres generally bound by Preston Road to the east, North Teel Parkway to the west, Panther Creek Parkway to the south, and US 380 to the north from Agricultural to Planned Development to allow a mixture of residential product types ranging from single family to high density multifamily and a mixture of office, retail, commercial, and industrial uses. Zoned Agricultural. Neighborhoods #3, #52, and #53. JH
25. Results of the January 7, 2020 City Council Meeting.
26. 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 January 11, 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 or call (972) 292-5020. BRAILLE IS NOT AVAILABLE.

Date Removed: _____

Removed By: _____