



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

6:30 PM

TUESDAY, FEBRUARY 23, 2021

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 February 9, 2021.

CONSENT AGENDA

3. Final Plat: Hollyhock Phase, 5 (FP21-0002)
Owner(s): NASH Eland, LLC.
27 Single Family-8.5 lots and three Homeowners' Association lots on 12.6± acres on the north east corner of Flower Petal Road and Wiregrass Road, and on the southeast corner of Gardenia Road and Wiregrass Road. Zoned Planned Development-233-Single Family-8.5/Single Family-7/Patio Home. Neighborhood #52. JP
4. Open Space Plan & Preliminary Site Plan: The Arbors Frisco, Block A, Lots 1-4 (OS21-0006 & PSP21-0003)
Owner(s): Nash FM 3537, LLC
Two medical/professional office buildings, one retail/restaurant building with drive-through, and one retail/restaurant/medical office building with drive-through on three lots on 6.6± acres on the south side of Gartner Road, 165± feet west of Custer Road. Zoned Retail. Neighborhood # 16. JP

5. Open Space Plan & Preliminary Site Plan: SWC Custer/Rolater, Block A, Lots 2 & 3 (OS21-0007 & PSP21-0004)
 Owner(s): Custer Rolater Park, LLC.
 Three retail buildings, seven medical/professional office buildings and one Licensed Child-Care Center on three lots on 13.5± acres on the southeast corner of Holland Drive and Rolater Road. Zoned Retail with a Specific Use Permit (S-290) for a Licensed Child-Care Center. Neighborhood #27. JP

6. Open Space Plan & Site Plan: Gateway Church Addition, Block A, Lot 1 (OS21-0008 & SP21-0007)
 Owner(s): Gateway Church
 An addition to a Church on one lot on 18.8± acres on the west side of Legacy Drive, 685± feet north of Stonebrook Parkway. Zoned Single Family-7 with a Specific Use Permit (S-291) for a Church. Neighborhood # 40. JP

7. Preliminary Plat: Brookside, Phases 1A & 1B (PP21-0001)
 Owner(s): FHQ Holdings, LP
 A request to extend the review period for 449 single family residence lots, 38 townhome lots, 31 Homeowners' Association lots, one City park lot, and one public school lot on 166.7± acres on the north side of Panther Creek Parkway, 2,300± feet east of Teel Parkway. Zoned Planned Development-280. Neighborhood #52. KW

8. Site Plan: Park 25, Block B, Lot 1 (SP21-0002)
 Owner(s): Star Business Park, LLC.
 One office/retail/warehouse building on one lot on 5.3± acres on the southwest corner of Preston Road and Central Drive. Zoned Industrial. Neighborhood #3. JP

REGULAR AGENDA

9. Public Hearing - Replat: Hills of Kingswood, Phase 1, Block A, Lots 128 & 129 (RP21-0003)
 Owner(s): Dastagir Nobel and Sultana C. Nobel
 A request to combine two Single Family-8.5 lots on 1.7± acres on the north side of Lilac Lane, 385± feet east of Starling Drive. Zoned Single Family-8.5 with a Specific Use Permit (S-157) for Private Streets. Neighborhood #37. KW

10. Public Hearing - Replat: Frisco Multi-Use Event Center, Block C, Lot 5 (RP21-0004)
 Owner(s): Blue Star Land Phase III, LLC.
 One office building on one lot on 2.5± acres on the southeast corner of Gridiron Road and Hall of Fame Lane. Zoned Planned Development-29-Office-2/Retail/Residential. Neighborhood #31. KW

11. Public Hearing - Zoning Amendment: Amendment to Zoning Ordinance - Food Truck Uses (ZA20-0010)

Owner(s): City of Frisco

A request to amend Zoning Ordinance Section 3.02 Use Chart; Section 3.02.01, Conditional Development Standards; Subsection 4.04.08 Parking Requirements Based on Use; and Subsection 7.01 Terms and Words Defined, concerning the addition of Food Trucks uses of non-residential property with continuous and temporary operations. Tabled 1/26/21. PC

12. Results of the February 16, 2021 City Council meeting.
13. 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 February 19, 2021 at 6:30 PM 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: _____