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

6:30 PM

TUESDAY, APRIL 13, 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 March 23, 2021.

CONSENT AGENDA

3. Conveyance Plat: The Fairways Office Park, Block A, Lots 1 & 2 (CP21-0004)
   Owner(s): HIJO, LTD. and 3G Investments
   Eight medical office buildings and two professional office buildings on two lots on 10.0± acres on the south side of US 380, 1,175± feet east of Hollyhock Road. Zoned Office-2. Neighborhood #51. JP

4. Revised Conveyance Plat: Frisco 45 Addition, Block B, Lots 1 & 2 (CP21-0005)
   Owner(s): 121 Spring Creek, LLC.
   Two lots on 46.3± acres on the northeast corner of Spring Creek Parkway and SH 121. Zoned Planned Development-273-Office-2/Retail/Residential. Neighborhood #33. JP

5. Final Plat: World Cup Tollway Addition, Block A, Lot 1 (FP21-0008)
   Owner(s): HHD Frisco MV, LLC.
   A request to extend the review period 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. Zoned Office-2. Neighborhood #46. JP

6. Final Plat: Main and Legacy Self-Storage, Block A, Lots 2R, 4R, & 5R (FP21-0009)
Owner(s): Brazos Electric Power Cooperative, Inc.
A request to extend the review period for one Utility Distribution Substation on three lots on 4.3± acres on the east side of Legacy Drive, 240± feet south of Main Street. Zoned Planned Development-173-Information & Technology and Planned Development-222-Mixed with a Specific Use Permit (S-273) for a Utility Distribution Substation. Neighborhood #40. KW

7. Final Plat: Coit Main Plaza, Block A, Lot 2 (FP21-0010)
Owner(s): DW Coit and Main, LLC.
One retail/restaurant building with a drive-through on one lot on 3.2± acres on the west side of Coit Road, 250± feet south of Main Street. Zoned Retail. Neighborhood #18. JP

8. Final Plat: Heritage Business Park, Block A, Lot 5 (FP21-0011)
Owner(s): 3rd India Plaza, LLC.
One retail building on one lot on 2.6± acres on the south side of Eldorado Parkway, 330± feet west of Independence Parkway. Zoned Planned Development-203-Retail. Neighborhood #14. KW

9. Open Space Plan & Preliminary Site Plan: The Shops at Willow Bay, Block A, Lot 9 (OS21-0016 & PSP21-0008)
Owner(s): NEC Eldo Coit, LLC.
One office building and two office/retail buildings on one lot on 5.5± acres at the terminus of Coastal Way, 500± feet east of Coit Road. Zoned Retail. Neighborhood #7. KW

10. Open Space Plan & Preliminary Site Plan: Hall Park Phase C1, Block A, Lot 2; Phase C3, Block A, Lot 4; and Phase D, Block A, Lots 1-5 (OS21-0019 & PSP21-0009)
Owner(s): HALL 3200 Internet, LLC., HALL 3101 Gaylord II, LLC., and HALL Office Park Property Associates, LLC.
A request to extend the review period for 214 urban living units, one hotel/professional office building, and the reconfiguration of a fire lane, access, and utility easement for one professional office building and parking garage on seven lots on 29.9± acres on the southwest corner of Gaylord Parkway and Warren Parkway. Zoned Planned Development-59. Neighborhood #34. JP

11. Open Space Plan & Preliminary Site Plan: Newman Village Tract 6, Lots 1-6 (OS21-0023 & PSP21-0010)
Owner(s): Jim & Dale Newman
A request to extend the review period for 425 urban living units, one office/restaurant building, six office/retail/restaurant buildings and three parking garages on six lots on 25.7± acres on the southwest corner of Legacy Drive and

Panther Creek Parkway. Zoned Planned Development-214-Urban Center. Neighborhood #48. JP

12. Call to Public Hearing: Amendment to the Zoning Ordinance
Owner(s): City of Frisco
A request to

REGULAR AGENDA

13. Open Space Plan & Site Plan: Lake Crossing Addition, Block A, Lot 12 (OS21-0029 & SP21-0017)
Owner(s): Oakmont Land Six, LP.
One medical office building on one lot on 2.0± acres on the south side of Main Street, 1,355± feet east of FM 423. Zoned Planned Development-225-Retail. Neighborhood #42. KW

14. Public Hearing - Replat: The Creeks on Coit Phase 2, Block A, Lot 8 (RP21-0008)
Owner(s): D. Wesley Ates
A request to abandon a temporary street easement on one Patio Home lot on 0.2± acre at the terminus of Cajun Drive, 430± feet east of Duke Road. Zoned Planned Development-94-Patio Home. Neighborhood #18. JP

15. Public Hearing - Specific Use Permit: SWC Custer/Rolater Block A, Lot 3 (SUP21-0001)
Owner(s): Custer Rolater Park, LLC.
A request to rescind Specific Use Permit (S-290) for a Licensed Child-Care Center and to grant a request for a Specific Use Permit for a Licensed Child-Care Center on a portion of one lot on 0.4± acre on the east side of Holland Drive, 230± feet south of Rolater Road. Zoned Retail with a Specific Use Permit (S-290) for a Licensed Child-Care Center. JP Neighborhood #27.

16. Public Hearing - Zoning: Frisco Crossing II, Block A, Lot 11 (Z21-0006)
Owner(s): Frisco ISD
A request to repeal Ordinance No. 07-04-12 consisting on 12.0± acres at the northeast corner of Peyton Abbey Road and Rockhill Parkway (“Property”), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended) and to rezone the property from Information & Technology to Single Family-8.5. Zoned Information & Technology. Neighborhood #51. AS

17. Public Hearing - Zoning: Amendment to Planned Development-9 (Z21-0008)
Owner(s): Multiple Owners
A request to repeal Ordinance No. 90-08-03 consisting of 31.8± acres on the south side of Main Street, 1,450± feet west of Hillcrest Road (“Property”), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended), and to rezone the property from Planned Development-9-Commercial-1/Multifamily-19/Single Family-8.5/Single Family-7 to Planned Development-Commercial-1/Multifamily-19, and Planned Development-Patio Home. Zoned Planned

Development-9-Commercial-1/Multifamily-19/Single Family-8.5/Single Family-7. Neighborhood #19. JH

18. Public Hearing - Zoning: Village on Main Street (Z20-0015)
Owner(s): GRBK Edgewood, LLC.
A request to rezone 59.9± acres on the south side of Main Street, 660± feet east of Preston Road ("Property") from Commercial-1 and Planned Development-9-Commercial-1/Multifamily-19 to Planned Development-Patio Home/Townhome, and to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended). Zoned Commercial-1 and Planned Development-9-Commercial-1/Multifamily-19. Neighborhood #19. JH

19. Results of the April 6, 2021 City Council meeting.

20. Presentation on parking minimums.

21. 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 April 9, 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: _____