



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

6:30 PM

TUESDAY, JANUARY 25, 2022

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 January 11, 2022.
3. Consider and act upon approval of minutes of the special Joint Work Session of the Planning & Zoning Commission and the Parks & Recreation Board meeting on January 13, 2022.

CONSENT AGENDA

4. Conveyance Plat: Alexan Frisco, Block A, Lots 1-5 (CP21-0025)
Owner(s): Richwoods West Land, LP. and NTX Frisco Brinkmann Land I, LLC.
2,112 Multifamily-19 units and 91 Townhomes on five lots on 106.5± acres on the west side of Coit Road, 1,025± feet south of Eldorado Parkway. Zoned Planned Development-3-Mixed. Neighborhood #13. RH
5. Conveyance Plat: Four Corners Shopping Center, Block B, Lots 1-4 (CP21-0027)
Owner(s): FSWC, LP.
One restaurant, one medical office/retail building, one pet resort with outdoor runs, and an open space tract on four lots on 11.2± acres on the southwest

- corner of FM 423 and Gordon Heights Lane. Zoned Planned Development-254-Office-2/Retail/Residential. Neighborhood #50. JH
6. Conveyance Plat: Four Corners Shopping Center, Block A, Lots 6-10, 13, 18, and 19 (CP21-0028)
Owner(s): FSWC, LP.
Nine restaurants, one medical office, and one minor automobile repair on eight lots on 35.2± acres on the southeast corner of Doe Creek Road and US 380 (University Drive). Zoned Planned Development-254-Office-2/Retail/Residential. Neighborhood #50. JH
 7. Conveyance Plat: Four Corners Shopping Center, Block A, Lots 1-3, and 20 (CP21-0030)
Owner(s): FSWC, LP.
Four restaurants on four lots on 4.3± acres on the northwest corner of FM 423 and Gordon Heights Lane. Zoned Planned Development-254-Office-2/Retail/Residential. Neighborhood #50. JH
 8. Final Plat: Healthy Way of Life, Block A, Lot 2 (FP21-0048)
Owner(s): LTF Real Estate Company, Inc.
One fitness center on one lot on 16.8± acres on the northwest corner of Dallas Parkway and Throne Hall Way. Zoned Planned Development-236-Commercial-1. Neighborhood #46. SB
 9. Final Plat: SEC FM 423 & Old Newman Addition, Block A, Lot 7 (FP21-0054)
Owner(s): 423 TF, LLC.
One professional office building on one lot on 1.1± acres on the east side of FM 423, 870± feet north of Stonebrook Parkway. Zoned Commercial-1. Neighborhood #42. SH
 10. Open Space Plan & Site Plan: Collin County Constable Courthouse Addition, Block A, Lot 2 (OS21-0124 & SP21-0128)
Owner(s): DDPT Real Estate Investments, LLC.
One medical office building on one lot on 1.3± acres on the northeast corner of John Wesley Drive and Stonebrook Parkway. Zoned Commercial-1. Neighborhood #20. SP
 11. Open Space Plan & Preliminary Site Plan: Frisco Medical Pavilion II, Block A, Lot 1 (OS21-0149 & PSP21-0081)
Owner(s): MTWO Partners, LP.
A medical office building on one lot on 4.8± acres on the east side of Dallas Parkway, 410± feet north of Cobb Hill Drive. Zoned Planned Development-158-Office-2. Neighborhood #47. SP
 12. Preliminary Plat: Brookside, Phases 1 & 2 (PP21-0018)
Owner(s): FHQ Development Partners, LP.
14 Townhome lots, 253 Single Family lots, and ten Homeowners' Association lots on 32.2± acres on the north side of Panther Creek Parkway, 580± feet west

of Legacy Drive. Zoned Planned Development-280-Single Family-12.5/Single Family-10/Single Family-7/Patio Home/Townhome. Neighborhood #52. CJ

13. Site Plan: Greenway Addition at Hall Office Park, Block A, Lot 1 (SP21-0132)
Owner(s): Frost Bank
One bank on one lot on 1.4± acres on the southwest corner of the Dallas North Tollway and Warren Parkway. Zoned Planned Development-59-Business Center. Neighborhood #34. CJ

REGULAR AGENDA

14. Public Hearing - Replat: Frisco Original Donation, Block 58, Lots 11-12 (RP21-0051)
Owner(s): Richard Henson, LLC.
Two Original Town Residential lots on 0.4± acre on the southeast corner of 6th Street and Oak Street. Zoned Original Town Residential. Neighborhood #11. RH
15. Public Hearing - Replat: Preston Center, Phase I, Block A, Lot 3A (RP21-0053)
Owner(s): McDonald's Restaurant
One restaurant with a drive-through on one lot on 1.0± acre on the east side of Preston Road, 580± feet south of Main Street. Zoned Commercial-1. Neighborhood #19. RH
16. Public Hearing - Specific Use Permit: Panther Creek Crossing, Block A, Lot 8 (SUP21-0011)
Owner(s): Mullapudi Ventures, LLC.
Request for a Specific Use Permit for a licensed child-care center on one lot on 1.7± acres on the west of Coletto Creek Drive, 224± feet south of Panther Creek Parkway. Zoned Planned Development-158-Retail. Neighborhood #47. CJ
17. Public Hearing - Zoning: Ritchey Gin Addition (Z21-0018)
Owner(s): Frisco Calaboose, LLC.
A request to rezone 2.6± acres on the northeast corner of 1st Street and Elm Street ("Property") from Planned Development-269-Original Town Commercial/Townhome to Planned Development-Original Town Commercial, and to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended). Zoned Planned Development-269-Original Town Commercial/Townhome. Neighborhood #21. JH
18. Public Hearing - Zoning Ordinance Amendment: Amendment to the Zoning Ordinance (ZA21-0009)
Owner(s): City of Frisco
A request to consider possible amendments to Zoning Ordinance Subsection 3.02, Use Chart and Subsection 3.02.01, Conditional Development Standards to adopt standards related to athletic stadiums or fields, places of worship, and golf courses and/or country clubs. JH

19. Results of the January 18, 2022 City Council meeting.

20. Schedule of future discussion items.

ADJOURN

CERTIFICATION

Cindy Jackson, AICP, Senior Planner, 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 21, 2022 at 6:00 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: _____

