



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

6:30 PM

TUESDAY, APRIL 25, 2017

The Planning & Zoning Commission welcomes your comments on agenda items. The Commission requests that speakers follow these procedures:

CONSENT AGENDA PROCEDURES

These items consist of routine and non-controversial items. Any Commission member making such request prior to a motion and vote on the Consent items may consider items individually. Any member of the audience wishing to make comments on Consent Agenda items may do so with a majority approval of the Commission.

PUBLIC HEARING PROCEDURES

1. If you wish to address the Commission, please complete a speaker card prior to the start of the meeting and provide it to the Administrative Assistant. Should you decide during the meeting to speak; please fill out a speaker card after you speak and give it to the Administrative Assistant.
2. Following an overview of the case by the staff, the applicant is provided ten minutes to make his or her presentation. Following questions of the staff and the applicant by the Commission, those wishing to address the Commission are welcome to speak.
3. The meeting is recorded, so please speak directly into the microphone and address all comments to the Commission, not to members of the audience or to the applicant. To ensure there is enough time for all to speak, please limit your comments to a maximum of five minutes. Comments should be related to new issues dealing directly with the agenda item without repeating the comments of other speakers. If you are part of a group or homeowners' association, the Commission recommends selecting one representative to present the views of your group.
4. After all persons have been provided an opportunity to speak, the Public Hearing portion of the case will be closed and no further testimony will be permitted unless the Public Hearing is continued to a future date.

For more information on these agenda items, or any other Planning & Zoning matters, please contact Development Services at (972) 292.5300.

AGENDA

CALL TO ORDER

1. Roll Call

APPROVAL OF MINUTES

2. [Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on April 11, 2017.](#)

CONSENT AGENDA - Consider and Act

3. [Final Plat: Lakeside Office Park at Preston-Wade Phase 2, Block A, Lot 6R-2 \(FP17-0014\)](#)
Owner(s): Mevec Ltd.
Three professional office buildings on one lot on 2.5± acres on the west side of Esther Way, 225± feet south of Wade Boulevard. Zoned Industrial and Commercial-2. Neighborhood #23. AH
4. [Preliminary Site Plan: RES Frisco, Block A, Lot 1 \(PSP16-0038\)](#)
Owner(s): Responsive Education Solutions
A private school on one lot on 10.0± acres on the east side of Frisco Street, 890± feet north of All Stars Avenue. Zoned Commercial-1. Neighborhood #46. KM
5. [Preliminary Site Plan: Miramonte, Phase 2A, Block C, Lot 2 \(PSP17-0012\)](#)
Owner(s): Prosper Independent School District
An elementary school on one lot on 11.0± acres on the northwest corner of Alameda Drive and Panther Creek Parkway. Zoned Planned Development-204-Single Family-8.5/Single Family-7. Neighborhood #5. SS
6. [Preliminary Site Plan & Conveyance Plat: Fire Station 9 \(PSP17-0016 & CP17-0012\)](#)
Owner(s): City of Frisco
Two municipal buildings on three lots on the south side of Rockhill Parkway, 350± feet west of Preston Road. Zoned Industrial. Neighborhood #3. KM
7. [Preliminary Site Plan: Frisco West Addition, Block A, Lot 3 \(PSP17-0019\)](#)
Owner(s): Dr. Frisco Land, LP
Three medical office buildings on one lot on 5.4± acres on the south side of Avon Lane, 515± feet east of Legacy Drive. Zoned Planned Development-181-Commercial-1/Office-2. Neighborhood #46. SS
8. [Site Plan: Estates at Rockhill, Block E, Lot 46 \(SP17-0009\)](#)
Owner(s): Master Developers-TCB2, LLC
An amenity center on 2.1± acres on the north side of Timber Creek Lane, 300± feet west of Moss Haven Lane. Zoned Planned Development-52-Single Family-8.5/Single Family-7. Neighborhood #50. KM
9. [Call a Public Hearing: Amend Zoning Ordinance Section 4, Site Development Requirements, Section 6, Development Review Procedures & Section 7, Definitions](#)

<A>
Owner(s): City of Frisco

A request to call a Public Hearing to consider amending Zoning Ordinance Section 4, Site Development Requirements, Section 6, Development Review Procedures and Section 7, Definitions regarding non-residential development and design standards within the City. JH

10. [Call a Public Hearing: Amend Zoning Ordinance Section 3, Land Uses, Section 4, Site Development Requirements & Section 7, Definitions \(ZA17-0002\)](#)

Owner(s): City of Frisco

A request to call a Public Hearing to consider amending Zoning Ordinance Section 3, Land Uses, Section 4, Site Development Requirements and Section 7, Definitions regarding parking and stacking requirements for child-cares, kindergartens, day schools, and similar child training and care establishments. JH

11. [Call a Public Hearing: Amend Zoning Ordinance Subsection 9.07, Form-Based Code Manual](#)

Owner(s): City of Frisco

A request to call a Public Hearing to consider amending Zoning Ordinance Subsection 9.07, Form-Based Code Manual regarding Retail At-Grade standards. AS

PUBLIC HEARINGS - Consider and Act

12. [Public Hearing - Replat: Lake Crossing Addition, Block A, Lots 11, 12, & 13 \(RP17-0007\)](#)

Owner(s): Oakmont Land Six, LP

Three lots on 6.8± acres on the south side of Main Street, 900± feet east of FM 423. Zoned Planned Development-225-Patio Home. Neighborhood #42. SS

13. [Public Hearing - Specific Use Permit: Taft Powell Road \(SUP17-0005\)](#)

Applicant(s): City of Frisco

A request to rescind the Specific Use Permit (S-54) for a Mini-Warehouse on one lot on 4.3± acres on the east side of Taft Powell Road, 780± feet south of Main Street. Zoned Commercial-1/S-54; Ordinance 99-03-26. Neighborhood #18. JH

14. [Public Hearing - Zoning: Frisco Multi-Event Center, Block A, Lot 2 \(Z17-0007\)](#)

Owner(s): Multiple Owners

A request to amend Planned Development-29/Business Center consisting of 11 lots on 100.3± acres on the northwest corner of Dallas Parkway and Warren Parkway. Zoned Planned Development-29-Business Center. Neighborhood #31. SS

15. [Public Hearing - Zoning: Amendment to Planned Development-154 \(Z17-0008\)](#)

Owner(s): Multiple Owners

A request to amend Planned Development-154 to allow a Self-Storage Facility on a portion (5.1± acres) of the overall 163.9± acres and to modify the

development regulations of the overall Planned Development on the northeast corner of Independence Parkway and Lebanon Road. Zoned Planned Development-154-Single Family-8.5/Single Family-7/Office-1. Neighborhood #27. AH

16. [Public Hearing - Zoning: Frisco Station \(Z17-0009\)](#)
Owner(s): Frisco Station Partners, LP
A request to amend Planned Development-248 to modify the development standards on 251.2± acres on the southwest corner of Dallas Parkway and John Hickman Parkway. Zoned Planned Development-244-Retail/Office-2/Residential Use. Neighborhood #31. KM
17. [Preliminary Site Plan & Revised Conveyance Plat: Frisco Station Hub, Block B, Lots 1, 2, & 3 \(PSP17-0010 & CP17-0005\)](#)
Owner(s): Frisco Station Partners
352 urban living units, three parking structures and seven Mixed Use buildings on three lots on 14.9± acres on the southeast corner of Frisco Green Avenue and John Hickman Parkway. Zoned Planned Development-244-Retail/Office-2/Residential. Neighborhood #31. KM
18. [Public Hearing - Zoning Ordinance Amendment: Amendment to Nonresidential Open Space Requirements](#)
Owner(s): City of Frisco
A request to amend the Comprehensive Zoning Ordinance, Section 4.13.03. Nonresidential Open Space Requirements and Section 7.01. Terms and Words Defined, concerning proposed amendments to nonresidential open space requirements. AS

GENERAL INFORMATION

19. [Update the Results of April 18, 2017 City Council Meeting.](#)
20. Schedule of Future Discussion Items

ADJOURN

CERTIFICATION

Lessa Kam, Planning Technician, 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 21, 2017 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 OF ASSISTANCE AT PUBLIC MEETINGS

The Frisco City Hall 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 (972) 292-5025 or by FAX (972) 292-5028. BRAILLE IS NOT AVAILABLE.