

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S ZONING ORDINANCE NO. 11-04-09, AS AMENDED, TO REZONE A TRACT OF LAND CONSISTING OF 250.6± ACRES, SITUATED IN THE JOHN H. COLLINS SURVEY, ABSTRACT NO. 219, IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, HERETOFORE ZONED AGRICULTURAL; PROVIDING THAT THE TRACT IS REZONED AND PLACED IN THE PLANNED DEVELOPMENT-SINGLE FAMILY-8.5/SINGLE FAMILY-7 CLASSIFICATION; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Frisco, Texas ("Frisco"), to amend Frisco's Zoning Ordinance No. 11-04-09, as amended ("Zoning Ordinance"); and

WHEREAS, Kimley-Horn and Associates ("Applicant") initiated a request to rezone approximately 250.6± acres of land, situated in the John H. Collins Survey, Abstract No. 219, in the City of Frisco, Collin County, Texas, and being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes ("Property"), and depicted in Exhibit A-1 and Exhibit A-2, both of which are attached hereto and incorporated herein for all purposes; and

WHEREAS, Applicant has requested that the Zoning Ordinance be amended to rezone the Property, heretofore zoned and classified in the Agricultural zoning classification, by placing it in the Planned Development-Single Family-8.5/Single Family-7 zoning classification; and

WHEREAS, the City Council has investigated and determined that the facts contained in the Applicant's request are true and correct; and

WHEREAS, the City Council finds that Applicant has agreed to comply with all provisions of the ordinances of Frisco, as they exist, may be amended or in the future arising, including, but not limited to, this Ordinance and the Zoning Ordinance; and

WHEREAS, the City Council further finds that Applicant has also agreed to comply with the additional restrictions and conditions set forth herein; in the Development Standards attached hereto as Exhibit B, and incorporated herein for all purposes; and in the zoning exhibits attached hereto as Exhibit C and Exhibit D, each of which are attached hereto and incorporated herein for all purposes (collectively, "Additional Conditions"); and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law; public hearings have been held on the proposed rezoning; and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has investigated and determined that it will be advantageous and beneficial to Frisco and its citizens to rezone this Property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Amendment to the Zoning Ordinance. The Zoning Ordinance is hereby amended as follows: The zoning designation of the Property, and all streets, roads and alleyways contiguous and adjacent thereto, is hereby rezoned as Planned Development-Single Family-8.5/Single Family-7. The Property, as a whole and the boundaries thereof, is more particularly described in Exhibit A. The current condition of the Property is depicted in Exhibit A-1 and the general location of the Property is depicted in Exhibit A-2.

The development plans, standards and uses for the Property shall conform to and comply with the standards, rules and regulations for development and use of land within the Planned Development-Single Family-8.5/Single Family-7 zoning classification the development standards set forth in Exhibit B, the zoning exhibits set forth in Exhibit C, Exhibit D and all other Additional Conditions. Except as provided in this Ordinance, the development of the Property must comply with the requirements of all ordinances, rules and regulations of Frisco, as they currently exist, may be amended or in the future arising.

SECTION 3. No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 4. Unlawful Use of Property. It shall be unlawful for any person, firm, entity or corporation to use the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance.

SECTION 5. Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. Savings/Repealing. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance

SECTION 7. Savings/Repealing. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE FRISCO CITY COUNCIL on this 2nd day of June, 2015.



Maher Maso, Mayor


**ATTESTED TO AND
CORRECTLY RECORDED**



Jeremy Page
City Secretary



APPROVED AS TO FORM:



Abernathy Roeder Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys

Dates of Publication: June 5 & 12, 2015, *Frisco Enterprise*

Exhibit "A"
Z14-0021
(Legal Description of the Property)

Being all of that certain tract of land situated in the John H. Collins Survey, Abstract No. 219, Collin County, Texas, and being all of a called 124.8 acre tract of land described as Tract One, and all of a called 6 acre tract of land described as Tract Two, as conveyed to Vowan Family LP by the following deeds:

Mary Elizabeth Vowan Dowdy to Vowan Family LP, Volume 4822, Page 1560, Land Records of Collin County, Texas;

Martha Ann Vowan Henry to Vowan Family LP, Volume 4822, Page 1564, said Land Records;

Charlotte Collins Vowan to Vowan Family LP, Volume 4822, page 1568, said Land Records;

And also being a all of a called 113.81 net acres described in the deed from Benjamin Harrison Vowan, Jr. and wife, Mary Ann Barlow Vowan to Vowan Family LP, recorded in Volume 4822, Page 1572, said Land Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said 113.81 acre tract at the intersection of Coit Road (a 60 foot wide right-of-way also known as County Road No. 71) running north-south, and the Rockhill Parkway (a 60 foot wide public right-of-way also known as County Road No. 25) running east-west, common to the southeast corner of a 115 acre tract of land described in the deed to Vowan Family, LP, recorded in Volume 4822, Page 1576, said Land Records, and also common to the southwest corner of a tract of land described as Planning Area 15 in the deed to D.R. Horton-Texas, Ltd., recorded in Volume 6051, Page 37, said Land Records, and also common to the northwest corner of a tract of land described as Planning Area 11A in the deed to D.R. Horton-Texas, Ltd., recorded in Volume 6051, Page 44, said Land Records;

THENCE South 00°18'38" East, along the easterly line of said 113.81 acre and along the westerly line of said Planning Area 11A and in Coit Road, passing en route at a distance of 2,609.27 feet a 1/2 inch iron rod with plastic cap stamped "JBI" found for witness at the southwest corner of said Planning Area 11A, common to the northwest corner of said 73.385 acre tract, and continuing on said course and along the easterly line of said 6 acre tract, a total distance of 2,663.02 feet to a 1/2 inch iron rod found at the southeast corner of said 6 acre tract, common to the northeast corner of a called 163.494 acre tract of land described in the deed to Prairie View Partners, Ltd., recorded in Instrument No. 20060925001379440, said Official Public Records, and on the westerly line of a called 73.385 acre tract of land described in the deed to First Texas Homes, Inc., recorded in Instrument No. 20121105001411010, said Official Public Records;

THENCE South 89°47'07" West, along the southerly line of said 6 acre tract and along the northerly line of said 163.494 acre tract, passing en route at a distance of 1,976.59 feet the southwest corner of said 6 acre tract, and continuing on said course and along the southerly line of said 124.8 acre tract a total distance of 2,684.79 feet to a 1/2 inch iron rod with plastic cap stamped "JE SMITH 3700" found for corner at the northwest corner of said 163.494 acre tract, common to the eastern-most north corner of a called 162.620 acre tract of land described in the deed to Beazer Homes Texas, LP, recorded in Instrument No. 20130710000961240, said Official Public Records;

THENCE South 89°14'45" West, continuing along the southerly line of said 124.8 acre tract, and along a northerly line of said 162.620 acre tract, a distance of 1,395.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said 124.8 acre tract,

common to a re-entrant corner of said 162.620 acre tract;

THENCE North 00°15'37" West, along the westerly line of said 124.8 acre tract and along an easterly line of said 162.62 acre tract, a distance of 2,697.69 feet to a PK Nail set for corner in Rockhill Parkway (a 60 foot wide public right-of-way also known as County Road No. 25);

THENCE South 89°54'43" East, along the northerly line of said 124.8 acre tract and the northerly line of said 113.81 acre tract and in Rockhill Parkway, a distance of 4,077.79 feet to the **POINT OF BEGINNING** and enclosing 250.579 acres of land, more or less.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com
Firm # 10193822



Exhibit "A-1"
Z14-0021
(Current Condition of the Property)

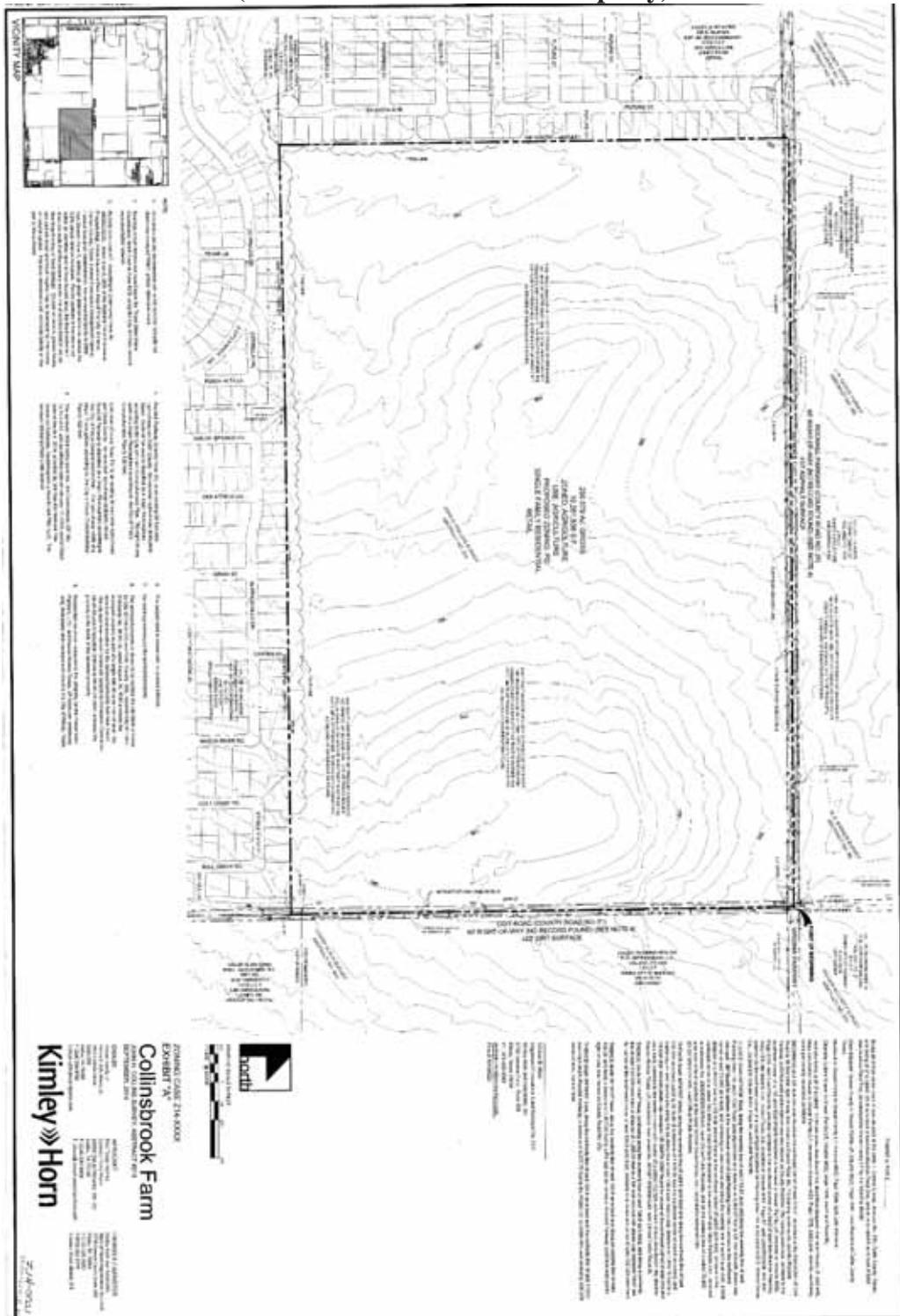


Exhibit "A-2"
Z14-0021
(General Location of the Property)

Z14-0021
Collinsbrook Farms



Exhibit "B"
Z14-0021
(Planned Development Standards)

Unless otherwise stated herein, the use regulations applicable to each lot shall be in accordance with the Single Family-7 (SF-7) District, and the Single Family-8.5 District (SF-8.5) of the Zoning Ordinance, as it exist or may be amended.

1. Zoning Districts

Applicability of the appropriate zoning district regulations shall be determined by lot type locations as designated and generally shown on Exhibit "C". Unless otherwise approved by the Director of Development Services.

2. Zoning Exhibits

The development shall generally be in accordance with the Exhibit "C", and Exhibit "D" - Open Space Plan, including the location, orientation and size of the various lot types, open spaces, parks, trails, and amenities.

3. Lot Type Restrictions

- a) Maximum number of SF-7 lots: 559
- b) Minimum number of 8.5 lots: 287
- c) Maximum number of lots (all types combined): 730
- d) Minimum number of alley served lots, regardless of size: 300
- e) If site identified for a public park is not acquired by the City, the maximum lot count may be increased to 760 with the same percentage increase in allowed SF-7 lots.

4. Alleys

- a) All lots less than sixty-five (65) feet in width shall be alley-served.
- b) Alleys shall be generally located in the areas shown on Exhibit "C", regardless of lot type served unless otherwise approved by the Director of Development services at the time of the Preliminary Plat.

5. Front Porches

Houses on lots in areas indicated on Exhibit "C" shall incorporate front porches and shall meet the minimum standards for porches as described in the Zoning Ordinance (Section 4.07.16) and may have a building setback of twelve feet (12').

6. Open Space

- a) The minimum amount of open space within the Planned Development shall be 9% of the total area of the Planned Development less thoroughfare right-of-way dedication and less public park dedication.
- b) Minimum requirements for open space improvement are depicted on Exhibit "D". Alternative designs or amenities are subject to approval by the Director of Development Services. In any instance, and if necessary in addition to the improvements shown on Exhibit "D", NOS 1, NOS 2, NOS 5, and NOS 6 shall each include at least three of the following elements:
 - i. Low, ornamental masonry walls or ornamental fencing - each with masonry columns and capstones - as perimeter fencing adjacent to roadways.
 - ii. Water feature, excluding detention ponds. Detention ponds may be utilized if designed as usable open space (see 7.c).

- iii. Ornamental iron, stone or equivalent durable seating areas.
 - iv. Internal walkways constructed of stamped concrete or brick pavers, or a combination of those treatments and materials.
 - v. Art, sculptures or fountains.
 - vi. Durable shade structures such as pavilions, arbors and gazebos.
 - vii. Programmed Open Play areas
 - viii. Benches and/or Picnic Tables
- c) Detention and retention facilities that are to be incorporated into open space shall be designed so that safety fences or barriers are not required which would otherwise prevent pedestrian access to the water's edge (if a retention facility), and shall be graded or terraced so that slopes are useable as open space. Deviations due to design constraints, or utilization of certain areas for landscaping purposes only are subject to approval by the Director of Development Services.
 - d) The HOA shall be responsible for the maintenance of improvements located in the right-of-way (except for public roads and utilities) associated with open space and the treatment of curbless streets, such as decorative elements, decomposed granite, bollards, or alternate materials and devices.
 - e) The area designated as "Public Park" on Exhibit "C" and Exhibit "D" shall be reserved for a City park, subject to the City acquiring the property.

7. Community Identification

Community identification elements shall be located at the community entrances on Rockhill Parkway and on Coit. At a minimum, the main entrance off Rockhill Parkway and Coit Road shall include community name monument signage incorporating brick or stone as a prominent architectural material, and landscaping). Community identification at other entrance on Rockhill Parkway and Coit Road may consist of cast stone name plates (or other approved signage materials) incorporated into the screening fence element.

8. Fencing along Rockhill Parkway

Ornamental fencing with masonry columns shall be provided in areas indicated on Exhibit "D", subject to easements and other rules, regulations, codes, policies, or ordinances that would otherwise prohibit such installations and construction, e.g. across power line and gas pipeline easements.

9. Thoroughfare Screening along Coit Road and Rockhill Parkway

A minimum 20-foot wide thoroughfare screening edge required along these two roads to allow the sidewalk/trail to meander and allow trees to be installed on both sides of this improvement. The trees shall be shade trees between the screening wall and the trail, and ornamental trees between the trail and the street. The final design shall be approved by the City's Senior Landscape Architect.

10. Application of The Form-Based Code

The following requirements in The Form-Based Code shall apply:

- a) Fencing requirements pursuant to Section S-4 related to the boundary between open space and a single-family lot, and fencing for corner lots.
- b) The developer shall install all required open fencing with the construction of the subdivision in order to create a consistent appearance. Ornamental fencing shall have a design theme to be determined at the time of preliminary plat approval.
- c) In accordance with Section B-4, cementitious siding may be use as an alternate primary building material, if utilized according to an architectural pattern book that is subject to approval by the Director of Development Services.

11. Lot Mixing

Mixing of lots as shown at the Southeast quadrant of the development as generally identified on Exhibit "C" is allowed (but not required) for the other three quadrants of the development. Mixing of lots still has to meet lot type restrictions noted herein and is subject to approval by the Director of Development Services at the time of platting (See Item No. 13 noted herein).

12. Alternate Materials

Alternative building materials for amenity centers, signage and/or other open space elements will be allowed. Final approval of the material, amount and location of the "Alternative Materials" is subject to the sole discretion of the Director of Development Services. These aesthetic items are subject to the City approval at the time of site plans and facade permitting request.

13. Streets and Alleys

Street lengths and alley lengths may exceed the base code as generally laid out on Exhibit "C". Alterations will be subject to the approval of the Director of Development Services.

14. Infrastructure Veneers

Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, and like structures. The material palette shall be similar and complimentary to materials used throughout the development, and are subject to approval by the Director of Development Services.

15. Planned Development Amendments

- a) Except as otherwise provided in this paragraph, minor and major amendments shall be processed and decided in accordance with the procedures set forth in the Zoning Ordinance, as it exists or is amended.
- b) Redistribution of single-family lot types that adhere to restrictions on the minimum and maximum numbers of units, location of alleys shown on Exhibit "C", and designated required front porch locations shown on Exhibit "C", is subject to approval by the Director of Development Services, and does not require a minor or major amendment or approval by the Planning & Zoning Commission. Exhibit "C" shall be updated to reflect any such redistribution.

PD Land Use Average Summary	
Permitted Through on	9.8
Permitted Through on Landscaped Edge	3.3
Public Park	17.5
Open Space (OS)	21.3
Open Space (OS)	3.0
Residential Lots 7' Residential Street ROW	200.2
Total	295.9

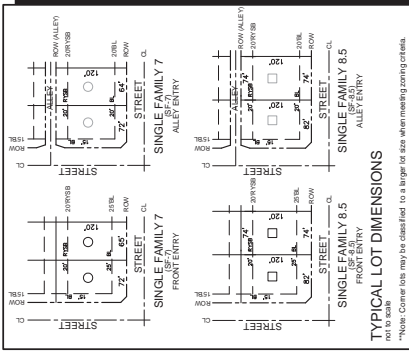
Open Space Average Summary	
Open Space (OS)	21.3
PD Area Less Perimeter ROW and Public Park	233.3
Total Percent Open Space	9.1%

1. Average an approximation and subject to refinement at the discretion of the applicant. Subject to the terms of Ordinance 7'.

Lot Type Summary	
SF-7	251
SF-7 ALLEY LOADED	163
SF-8.5	123
SF-8.5 ALLEY LOADED	177
Total	714

Density Summary (Units per Acre)	
Units	3.6
Units Per Acre Permitted ROW	3.0

1. The number of units of each type of lot is based on the number of units shown on the site plan. 2. Final lot counts of these plans are subject to refinement and amendments pursuant to Ordinance 7'.



ZONING CASE Z14-0021
EXHIBIT "C"

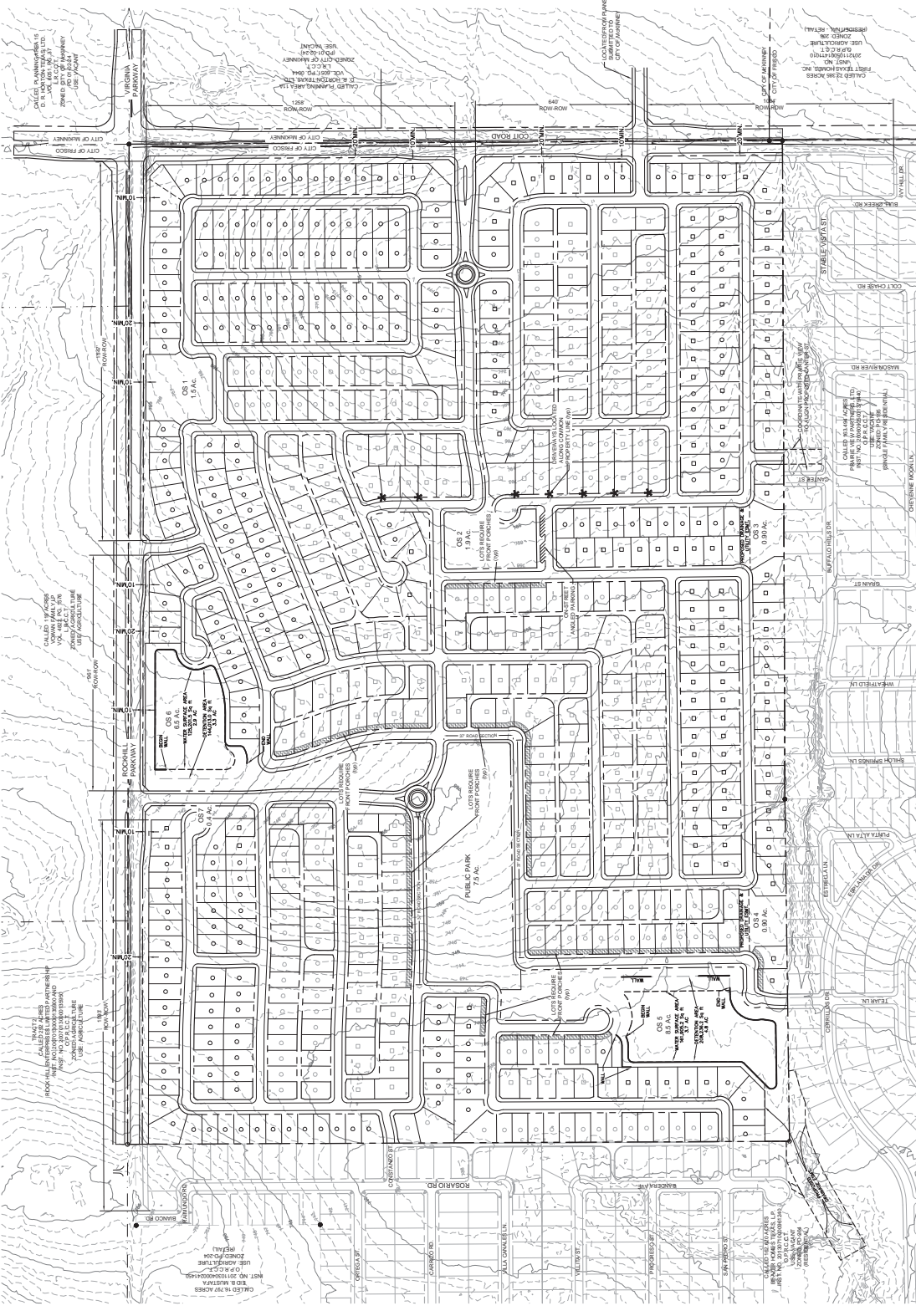
Collinsbrook Farm

JOHN H. COLLINS SURVEY, ABSTRACT #219
FEBRUARY, 2015

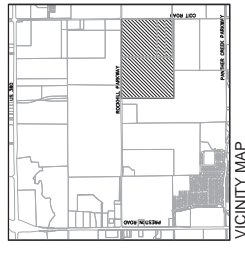
OWNER
John H. Collins
16950 Dallas Parkway, Ste 102
Dallas, TX 75244
P (214) 244-8809
E johnh@collinsproperties.com

APPLICANT
Tommy Shaw
16950 Dallas Parkway, Ste 102
Dallas, TX 75244
P (214) 244-8809
E tshaw@collinsproperties.com

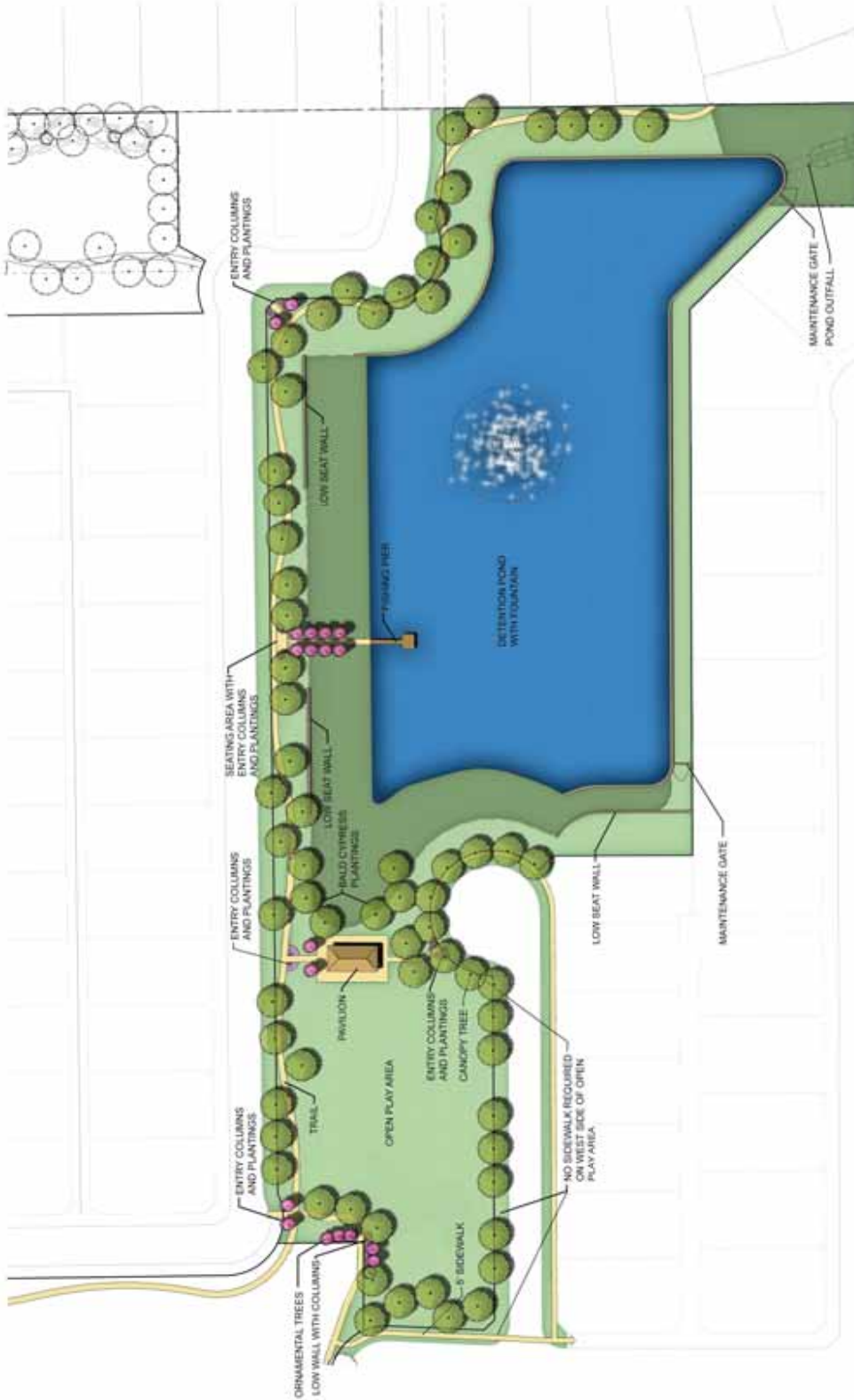
ENGINEER/SURVEYOR
State of Texas Registration No. 528
17000 Greenway
Dallas, TX 75244
P (972) 335-3500
E ebsaw@longhornsurvey.com
Contact: Frank Abbott, P.E.



- NOTE:
- THIS PROPERTY IS LOCATED WITHIN THE NON-SHADOWED ZONE X DEFINED SHOWN ON COMMUNITY PANEL NO. 489300203 DATED JUNE 2, 2009 OF THE CITY OF FRISCO, COLLIN COUNTY, TEXAS.
 - ALL INTERFERING EASEMENTS, RIGHTS OF WAY ARE 60' WIDE. DOT ROAD AND ROCKHILL PARKWAY RIGHTS OF WAY ARE PROPOSED AS 120' WIDE.
 - INTERIOR ALLEY RIGHTS OF WAY ARE 18' WIDE.
 - STREETS, ALLEYS, LOTS AND OPEN SPACE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ALIGNMENT OF EACH STREET AND ALLEY, AND THE PRELIMINARY PLAT AND WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT. ACCESSIBLE PATHS WILL BE MADE FOR PEDESTRIANS AND MAINTENANCE ALONG THE RIGHTS OF WAY ADJACENT TO THE PROPOSED PARK. ACTUAL CONSTRUCTION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
 - RESIDENTIAL LOTS SHOWN ADJACENT TO THIS PROPERTY IN THE PHASE PRELIMINARY ONLY FROM PLANS AND CONCEPTS SUBMITTED TO THE CITY OF FRISCO.



VICINITY MAP



OPEN SPACE
CONCEPTUAL PLAN



GRAPHIC SCALE IN FEET
0 25 50 100

ZONING CASE 214-0021
EXHIBIT 'D' SHEET 2 of 5

Collinsbrook Farm

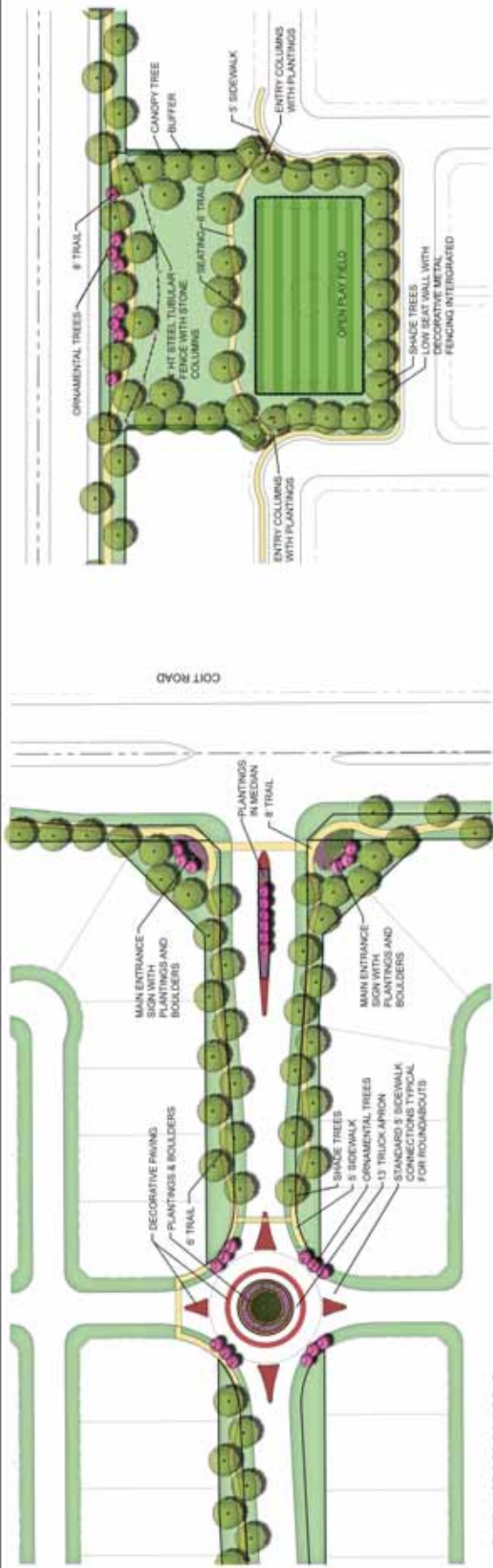
JOHN H. COLLINS SURVEY, ABSTRACT #271
APRIL, 2015

OWNER
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P 972.233.2400
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E collins@collinsbrookfarm.com

ENGINEER / SURVEYOR
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10000 Collinsbrook Farm Rd
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F 972.233.2400
E khoran@kimley-horn.com



- NOTE:**
- 1) The 5' sidewalk along all other streets are generally not shown on the Exhibit D sheets and will be installed per the City's standard criteria unless otherwise specifically noted.
 - 2) Trees will predominantly be shade trees except where shown as ornamentals and under OME, but some ornamental trees may be substituted. Subject to approval by and at the sole discretion of the Director of Development Services.
 - 3) Trails, trees, and other amenities on City park to be provided by others.



OPEN SPACE CONCEPTUAL PLAN



OPEN SPACE CONCEPTUAL PLAN

NOTE:
1) The 5' sidewalk along all other streets are generally not shown on the Exhibit D sheets and will be installed per the City's standard criteria unless otherwise specifically noted.

2) Trees will predominantly be shade trees except where shown as ornamentals and under OHE, but some ornamental trees may be substituted. Subject to approval by and at the sole discretion of the Director of Development Services.



GRAPHIC SCALE IN FEET
0 20 40 100

ZONING CASE 214-0021
EXHIBIT D SHEET 3 OF 5

Collinsbrook Farm

APPLICANT
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E: collinsbrookfarm@gmail.com

OWNER
John H. Collins
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ENGINEER / SURVEYOR
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ENTRANCE OFF ROCKHILL PARKWAY
CONCEPTUAL PLAN

ZONING CASE Z14-0021
EXHIBIT 'D' SHEET 4 OF 5
Collinsbrook Farm
JOHN H. COLLINS SURVEY, ABSTRACT #219
APRIL 2013

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E info@kimley-horn.com



NOTE:
1) The 5' sidewalk along all other streets are generally not shown on the Exhibit D sheets and will be installed per the City's standard criteria unless otherwise specifically noted.
2) Trees will predominantly be shade trees except where shown as ornamentals and under OHE, but some ornamental trees may be substituted. Subject to approval by and at the sole discretion of the Director of Development Services.



LEGEND

	64' ALLEY
	65' FRONT
	74' ALLEY
	74' FRONT
	BIKEWAY
	BIKEWAY TRAIL

- BIKEWAY TRAILS ARE 5' WIDE AND ARE LOCATED ALONG THE MAJOR THOROUGHFARES UNLESS OTHERWISE AGREED TO BY BOTH PARTIES. TRAILS ARE TO BE INSTALLED AT THE AMENITY CENTER MAY BE 5' IN WIDTH.
- THE 5' SIDEWALKS ALONG ALL OTHER STREETS ARE GRASS. SIDEWALKS ALONG THE EXHIBIT D SHEETS AND WILL BE INSTALLED AND WILL BE INSTALLED PER THE CITY'S STANDARD CRITERIA UNLESS SPECIFICALLY OTHERWISE NOTED.



ZONING CASE 2114-0021
 EXHIBIT 'D' SHEET 5 of 5
Collinsbrook Farm
 JOHN H. COLLINS SURVEY, ABSTRACT #713
 APRIL, 2015

OWNER
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 F 214.244.4529
 E info@collinsbrookfarm.com

APPLICANT
 Kimley-Horn
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 Suite 100
 North, TX 75068
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 F 214.244.4529
 E info@kimleyhorn.com

ENGINEER / SURVEYOR
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 State of Texas Registration No. 1498
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 P 214.244.4529
 F 214.244.4529
 E james.p.horn@kimleyhorn.com



NOTE:

- Trees will predominantly be shade trees except where shown as ornamentals and under O&E, but some ornamental trees may be substituted. Subject to approval by and at the sole discretion of the Director of Development Services.
- Trees planted in the R.O.W. shall not be planted closer than 35' upstream of the curb return of any intersection nor closer than 20' downstream of the curb return of any intersection.
- Trails, trees, and other amenities on City park to be provided by others.



DEVELOPMENT SERVICES

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD · 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

May 6, 2015

TO: Applicant

FROM: Amy Mathews, AICP AM
Planning Manager

SUBJECT: Results of the City Council meeting May 5, 2015

Ordinance Adoption - Zoning: Zoning Case No. Z14-0021.

Owner: Vowan Family LP

Description:

Public Hearing: Zoning Case No. Z14-0021. A request to rezone 250.6± acres on the southwest corner of Rockhill Parkway and Coit Road from Agricultural to Planned Development-Single Family-8.5/Single Family-7 and to direct staff to prepare an ordinance of the same. Neighborhood #5. (Development Services/AS)

Result/Action:

Approved: 6-0

ACTION:

City Council approved the Zoning request and directed staff to prepare an Ordinance per the following conditions:

- All development must be in compliance with the development standards outlined in Exhibit B Planned Development Standards.

cc: Result memo staff distribution list.



Development Services Department
City of Frisco, Texas

Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

Cc: George A. Purefoy, City Manager
John Lettelleir, AICP, Director of Development Services

From: Anthony Satarino, Planner

Date: 06/02/2015

Agenda Caption: Consider and act upon adoption of Ordinance rezoning 250.6± acres on the southwest corner of Rockhill Parkway and Coit Road from Agricultural to Planned Development-Single Family-8.5/Single Family-7. Neighborhood #5. Case No. Z14-0021.

Action Requested: City Council adoption of an Ordinance granting the Specific Use Permit.

Background Information: On May 5, 2015, the City Council held a Public Hearing and directed staff to prepare an ordinance by a vote of 6-0.

Board Review/Citizen Input: On April 14, 2015, the Planning & Zoning Commission held a public hearing and voted 4-1 (Rick Williamson absent) to recommend approval of the request. Commissioner Roberti voted against the project. He feels the layout is too gridded and would like to see a more curvilinear design.

Alternatives: The City Council may:

- Approve the Ordinance;
- Approve the Ordinance with modifications,
- Table for further review; or
- Deny the Ordinance.

Financial Considerations: None.

Legal Review: The City Attorney's office prepared the Ordinance.

Supporting Documents:

- City Council Outcome Memo dated May 5, 2015.
- Ordinance.

Recommendation: Recommended for adoption.



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 Columns: 3
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Publications: Frisco Enterprise, Celina Record

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**CITY OF FRISCO
 PUBLIC NOTICE**

Notice is hereby given that the Frisco City Council adopted the following Ordinance at its regular meeting held on Tuesday, June 2, 2015.

ORDINANCE NO. 15-06-30: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S ZONING ORDINANCE NO. 11-04-09, AS AMENDED, TO REZONE A TRACT OF LAND CONSISTING OF 250.6± ACRES, SITUATED IN THE JOHN H. COLLINS SURVEY, ABSTRACT NO. 219, IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, HERETOFORE ZONED AGRICULTURAL; PROVIDING THAT THE TRACT IS REZONED AND PLACED IN THE PLANNED DEVELOPMENT-SINGLE FAMILY-8.5/SINGLE FAMILY-7 CLASSIFICATION; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

A copy of this Ordinance may be read or purchased in the Office of the City Secretary, City of Frisco, 6101 Frisco Square Blvd, Frisco, Texas 75034 or may be viewed at www.frisco-texas.gov.



Frisco Enterprise, Celina Record

AFFIDAVIT OF LEGAL NOTICE

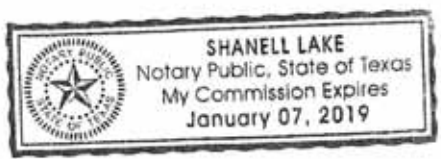
I, Nick Souders, Inside Sales Manager of the Frisco Enterprise, Celina Record a newspaper printed in the English language in Collin County, State of Texas, do hereby certify that this notice was Published in the Frisco Enterprise, Celina Record on the following dates, to-wit

Frisco Enterprise	06/05/15	06/12/15	2
Celina Record	06/05/15	06/12/15	2

Ord #15-06-30	\$126.00
(Description)	(Cost)

Inside Sales Manager of the Frisco Enterprise, Celina Record

Subscribed and sworn on this
18th day of June, 2015



Shanell Lake

Notary Public, State of Texas