

February 27, 2024

**Public Hearing – Zoning Ordinance Amendment:** Amendment to the Zoning Ordinance  
**Applicant(s):** City of Frisco

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**DESCRIPTION:**

A request to consider possible amendments to the Zoning Ordinance (Ordinance No. 11-04-09, as amended) to adopt revised standards related to landscape and screening requirements. SSS

**BACKGROUND:**

The Development Services Department developed a Five-Year Strategic Plan for 2023 to 2027. The Five-Year Strategic Plan's purpose is to provide the department with an action plan that aligns with City Council's strategic objectives, the Department's own balanced scorecard and goals, and performance reviews.

The Five-Year Strategic Plan includes an Ordinance Review Table, which is a schedule for the formal review of the ordinances, plans, and policies that the Development Services Department is responsible for administering. Plans, and policies require review and updating to remain current. In general, most are reviewed every three to five years.

The formal review period provides Staff with an opportunity to "clean up" the ordinance, i.e., correct grammatical errors, ordinance inconsistencies, inaccuracies, provide clarity, in addition to eliminating or introducing new ordinance requirements.

Zoning Ordinance Subsection 4.02. Landscape Requirements was identified within the Ordinance Review Table as scheduled for review in 2022. The Director of Development Services deemed this to be a good time to expand the scope of the review to include landscape and screening related provisions found scattered throughout the Zoning Ordinance, with the goal of making these requirements user-friendly for both customers and Staff. This consisted of removing inconsistencies, clarifying language, figures, and charts, and providing additional landscape and screening options for developers based on real-world scenarios.

The Ordinance subsections included in this review are:

- Subsection 2.05.04 – Preston Road Overlay District.
- Subsection 2.05.05 – TO – Tollway Overlay Design District.
- Subsection 3.02.01 – Conditional Development Standards.

- Subsection 4.01 – Tree Preservation.
- Subsection 4.02 – Landscape Requirements.
- Subsection 4.03 – Screening Standards.
- Subsection 4.07.13 – Residential Development Adjacent to Railways.
- Subsection 4.07.14 – Nonresidential and Multifamily Development Adjacent to a Major Creek.
- Subsection 4.08.02 – Exterior Appearance of Buildings and Structures.
- Subsection 6.13 – Landscape Plan Review.
- Subsection 7.01 – Terms and Words Defined.

On February 28, 2023, Staff held a Work Session with the Planning & Zoning Commission to provide an overview of the proposed changes. The Commissioners asked general questions related to the changes and provided Staff with positive feedback.

On June 27, 2023, the Planning & Zoning Commission called a Public Hearing to consider possible amendments to the Zoning Ordinance.

On January 22, 2024, Staff sent a summary of the proposed changes consultants that had been identified as part of the Department's Focus Group initiative. To date, Staff has not received any comments.

The table below summarizes the current Zoning Ordinance regulations, Staff's proposed changes, and the reasons for the proposed changes.

Section Number	Section Title	Current Zoning Ordinance	Proposed Changes	Reason for Change
2.05.04.	PRO - Preston Road Overlay Design District	Pages 60,62,63,64, and 65 refer to Figure 2.05.04.7 for Slip Road Dimensions	Added references to link Slip Road to the Landscape Requirements section and removed the Slip Road Dimensions illustration from the PRO.	To keep all the Street Frontage types in one location and removes the redundancy of having two drawings for the Slip Road requirements.
2.05.05.	Tollway Overlay Sub-district Subdistrict Requirements	The landscape street buffers in the subdistricts are described, without references to illustrations.	Added references to link Street Landscape Buffers to the standard Street Landscape types within the Landscape Requirements section.	To provide a reference to an illustration of the Landscape Buffer with trees.
3.02.01.	Conditional Development Standards – (12) Bus Terminal, (17) Convenience Stores with Gas Pumps, (22) Gas Pumps as Accessory Use, (30) Nurseries, Major	Describes the dimensions and contents of the landscape buffer of various landscape and screening buffers.	Added references linked to the illustrations within the Landscape and Screening sections.	To provide a reference to standardized Buffers and screening types.
4.01.	Tree Preservation	Clean-up and clarification of language. Riparian Buffer and Floodplain mitigation requirement.	Reduced mitigation for riparian and floodplain trees from six (6) inches to four (4) inches or larger in diameter.	Trees within the floodplains and riparian areas offer highest environmental value

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4.02.02.	Scope	Best management practice references out of date, Landscape Plan requirements lack link, and Landscape Inspections needed to be brought up to date, with Delay of Landscape Construction and Maintenance and Enforcement lacking clarification.	Added up-to-date references to Nursery Standards, add links to Landscape Plan review with clarification as to process of Landscape Inspections, Maintenance and Enforcement	Additional references and links to provide ease in zoning ordinance use and clarification of intent.
4.02.03.	Approved Plant Materials and Landscape Standards	Tree Planting Standards were out of date.	Add up to date standards to assure understanding of Tree requirements for the City of Frisco.	Planting and Tree standards intent was not clearly set forth to meet standards that were expected.
4.02.04.	Landscape Requirement for Non-Single-Family Zoning Districts	Graphic Required Landscape by Use	Additional references to added graphics.	Additional graphics to provide ease in zoning ordinance use and clarification of intent.
4.02.05.	Street Frontage Landscape Areas	The landscape street frontage graphics lacking links	Added references to link Street Frontage Thoroughfare Type to Engineering Design Standards.	To provide a reference to Engineering Design Standards and clarification in the graphics.
4.02.07.	Façade Landscape Areas F2	The F2 façade locates trees within a 15' minimum landscape area adjacent to structures.	Creates F2a and F2b options. F2a keeps the original requirement as an option. F2b allows the trees to be moved further from the foundation of the structure.	To provide an option for moving the required shade trees further from the structure.

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4.02.08.	Drive Landscape Areas	Drive Aisle Type D1 – Ceremonial drive (Optional) was not being used.	Remove from ordinance.	This was an optional landscape drive that was never used.
4.02.09.	Landscaping Type Requirements for Nonresidential Mixed Use, and Multifamily Zoning Districts.	Landscape Zones, Water Requirements, and Irrigation Hydro-zones.	Remove from Ordinance.	This is being monitored in other departments within the city.
4.02.10.	Landscaping Requirements for Single Family, Two Family, and Townhome Lots	Too much repetitive information that is found in other areas of the ordinance.	Remove the repetitive information.	Add reference to the areas within the ordinance that already have the information for simplification.
4.03.02.	Standards	Text lacked intent of the screening standards; screening material options not clear, repetitive graphic.	Simplifying text, listing screening material options, and removing graphic already within the subdivision ordinance.	Text did not fully show the intent of the screening standards, screening wall materials options not listed, graphic not needed in this location.
4.03.03.	Screening Buffer Types	Has one screening option for topographical change and does not have a separate graphic for OTC.	Adds Screening types B3a, B3b, B3c, and B3d for various topographical changes. Adds B5 screening options for OTC. Add B6 Natural Area and B7 Screening Buffer Rear Façade is not Architecturally Finished	To provide more screening options for various topographical conditions. To provide more options for screening within the buffers within the OTC and Screening for Natural Areas and clarification of Architecturally unfinished facades.

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4.03.04.	Location of Required Screening	Tables only showed current required screening.	Add the proposed screening types to the tables.	To provide up to date screening tables that show more of the options.
4.03.05.	Screening for Outside Storage and Display	Size limitation for outside storage.	Remove from ordinance.	Size limitation already handled within another department.
4.03.06.	Screening for Loading Docks, Bays and Service Areas	Table only showed current screening.	Add the proposed screening types to the tables.	To provide up to date screening tables that show more of the options.
4.03.07.	Screening for Refuse (Trash) and Recycling Storage Container Screening	Refuse requirements was lacking formatting.	Reformat information.	Clarification and ease of finding information.
4.03.08.	Screening for Utilities, Mechanical, and Service Facilities	Screening of utility requirements was lacking formatting and limited options,	Reformat information and add screening options.	Clarification and ease of finding information and to provide more options.
4.03.09.	Entryway Wall Standards for Subdivisions	Provides acceptable wall materials.	Changed “like the” to “similar to”	Clarified language.

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4.07.13.	Residential Development Adjacent to Railways	Building Setback, Screening, and Landscape requirements are described, without references to illustrations.	Added references to link Screening to the standard Screening Landscape type within the Landscape Requirements section with clarification language.	To provide a reference to standardized Screening.
4.07.14.	Nonresidential and Multifamily Development Adjacent to a Major Creek	Required landscape edge adjacent to the floodplain with plantings described without references to illustrations.	Added references to link Screening to the standard Screening Landscape type within the Landscape Requirements section with clarification language.	To provide a reference to standardized Screening.
4.08.02.	Exterior Appearance of Buildings and Structures	Requires buildings to be architecturally finished on four sides. Provides screening requirement for buildings only finished on three sides.	Added references to link Screening to the standard Screening Landscape type within the Landscape Requirements section with clarification language.	To provide a reference to standardized Screening.
6.13.01.	Approved Plant Materials and Landscape Standards	Tree Planting Standards were out of date.	Add up to date standards to assure understanding of Tree requirements for the City of Frisco.	Planting and Tree standards intent was not clearly set forth to meet standards that were expected.
7.01.	Terms and Words Defined	Word Definitions	Removal, addition, or revision of definitions	Removal of definitions that are no longer applicable, addition of definitions that address new graphics and revision of definitions for clarification to the ordinance.

**RECOMMENDATION:**

Staff recommends approval of the Zoning Ordinance amendments on the following pages. Additions are **bolded blue** and underlined, and the deleted sections are **red** and ~~strike through~~: