



## Memorandum

**To:** Honorable Mayor Jeff Cheney and Members of the Frisco City Council

**Cc:** Wes Pierson, City Manager  
Ben Brezina, Assistant City Manager  
John Lettelleir, FAICP, Director of Development Services

**From:** Jonathan Hubbard, AICP, Assistant Director – Planning

**Date:** April 2, 2024

**Subject:** Public Hearing: A request to repeal Ordinance No. 2022-08-34 consisting of 264.2± acres on the northwest corner of Dallas Parkway and PGA Parkway (“Property”), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended), to rezone the Property as Planned Development-272-Office-2/Retail/Residential, and to consider to direct Staff to prepare an Ordinance of the same. Zoned Planned Development-272-Office-2/Retail/Residential. Neighborhood #53. Zoning Case No. Z24-0005. Applicant: City of Frisco. (Development Services/JH)

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**Action Requested:** Hold the Public Hearing and direct Staff to prepare an Ordinance.

**Background Information:** City Council adopted Ordinance No. 2022-08-34 in August 2022 to accommodate a mixed-use development on the Property. The applicant is proposing to amend the development standards to allow a portion of the required parking to be accommodated via surface parking. Structured parking and/or surface parking shall be provided in the percentages indicated by block on Exhibit C.7: Structured Parking Restriction by Block. Should the applicant choose to provide parking above code minimums, such parking is allowed to be surface parking provided such parking is adjacent (including adjacent PD blocks) to the building/development it serves.

**Financial Considerations:** Not applicable.

**Legal Review:** The City Attorney’s Office will prepare the Ordinance if that is the City Council’s direction.

**Alternatives:** The City Council can:

- Approve the request and direct staff to prepare an Ordinance;
- Approve the request with conditions and direct staff to prepare an Ordinance;
- Deny the request; or
- Table for further review.

**Board/Citizen Input:** The Planning & Zoning Commission held a public hearing on March 26, 2024, and voted 6-0 to recommend approval of the request as outlined in the Outcome Memo.

**Supporting Documents:**

- Planning & Zoning Commission Outcome Memo dated March 27, 2024;
- Staff report;
- Locator Map;
- Planned Development Exhibits; and
- Proposed Exhibit C.7.

**Recommendation:** The Planning & Zoning Commission has recommended approval as Planned Development-272-Office-2/Retail/Residential subject to the Exhibit B standards, updated Exhibit C.7, and the associated exhibits.