



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 4, 2023

Subject: Public Hearing: A request to repeal Ordinance No. 17-12-85 consisting of 251.2± acres on the southwest corner of Dallas Parkway and John Hickman Parkway (“Property”), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended), to rezone the Property as Planned Development-Retail/Office-2/Residential (PD-244), and to consider to direct Staff to prepare an Ordinance of the same. Zoned Planned Development-244-Retail/Office-2/Residential. Neighborhood #31. Zoning Case No. Z22-0024. Applicant: Kimley-Horn and Associates, Inc. (Development Services/JH)

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

Background Information: Planned Development-244 was adopted in July 2015 to allow for a mixture of residential product types (Urban Living, Senior Living, and Townhome), office, retail, and commercial uses across 251.2± acres. To accommodate changes to the development plan, and align with updates to City Ordinances, the applicant is proposing to amend the Planned Development to strike the distance requirement language associated with alcohol uses and to include Brewpubs, Breweries, Distillers, and Wineries within the Planned Development use chart.

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 14, 2023 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 15, 2023;
- Staff report;
- Locator Map; and
- Planned Development Exhibits.

Recommendation: The Planning & Zoning Commission has recommended approval as Planned Development-244-Retail/Office-2/Residential subject to the Exhibit B standards attached and the associated exhibits. Additions are **bolded blue** and underlined, and the deleted sections are **red** and ~~strike through~~.