

March 14, 2023

**Public Hearing - Zoning:** Planned Development-244 (Z22-0024)  
**Owner(s):** Frisco Station Partners, LP., MCP Frisco Office, LLC., MCP Frisco Office Two, LLC., Frisco Station Property Association, Frisco UL3 Partners, LP., WOP Cadence, LLC., Summit NCI JV TRS 170, LLC., Summit NCI JV 169, LLC., Supreme Bright Frisco IV, LLC., Supreme Bright Frisco II, LLC., FS Parks Holdco, LLC., WMCi Dallas XII, LLC., Skyhouse Frisco Station, LP., FS Block A Holdco, LLC., and Frisco Station Port #1, LLC.

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**DESCRIPTION:**

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) and to rezone the Property as Planned Development-Retail/Office-2/Residential (PD-244). Zoned Planned Development-244-Retail/Office-2/Residential. Neighborhood #31. JH

**HISTORY:**

**Ordinance No. 82-08-06** – Annexed 141.1± acres on August 17, 1982.

**Ordinance No. 88-06-01** – Annexed 387.4± acres on June 7, 1988.

**Ordinance No. 88-10-04** – Zoned 387.4± acres to Planned Development on October 18, 1988.

**Ordinance No. 99-03-13** – Zoned 17.7± acres from Planned Development to Planned Development-111-Multifamily and zoned 2.9± acres from Planned Development to Planned Development-118-Commercial-1 on March 2, 1999.

**Ordinance No. 15-07-44** – Zoned 251.2± acres from Planned Development-30-Business Center, Planned Development-111-Multifamily, and Planned Development-118-Commercial-1 to Planned Development-Retail/Office-2/Residential on July 1, 2015.

**Ordinance No. 17-06-47** – Zoned 251.2± acres from Planned Development-244-Retail/Office-2/Residential to Planned Development-244-Retail/Office-2/Residential on June 20, 2017.

**Ordinance No. 17-12-85** – Zoned 251.2± acres from Planned Development-244-Retail/Office-2/Residential to Planned Development-244-Retail/Office-2/Residential on December 5, 2017.

**CASE OVERVIEW:**

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 as described below.

- **Alcoholic Beverages (Distance Requirements)** – City Council adopted an Ordinance in March 2021 repealing regulations prohibiting the sale of alcoholic beverages within a certain distance of a church, public or private school, public hospital, or certain other uses, which was after the adoption of Planned Development-244. Planned Development-244 was adopted with language preventing the sale of alcoholic beverages within a certain distance of the abovementioned uses. Therefore, the applicant is proposing to strike this language within the Planned Development and align with the Zoning Ordinance.
- **Brewpubs, Breweries, Distilleries, and Wineries** – City Council adopted an Ordinance in September 2018 providing standards for Brewpubs and in April 2020 providing standards Breweries, Distilleries, and Wineries, which was after the adoption of Planned Development-244. Planned Development-244 was adopted with a separate use chart so the property does not get the benefit of updates to the use chart within the Zoning Ordinance. Therefore, the applicant is proposing to update the Planned Development use chart to align with the amendments made to the use chart within the Zoning Ordinance.

Frisco Station representatives have been in contact with SLAN (the Stonebriar Legacy Association of Neighborhoods) to discuss the proposed request. Additionally, Staff sent a courtesy email to all HOA's within 1,500 feet of the zoning request on February 3, 2023, notifying them of the proposed zoning request. To date, Staff has not received any Project Input Forms.

The surrounding land uses are as follows:

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Comprehensive Plan</b>
<b>North</b>	Single Family, Retail, Multifamily, and Vacant	Planned Development-106-Single Family and Planned Development-248-Office-2/Retail/Residential	Suburban Neighborhood, Suburban Regional Activity Center, and Floodplain
<b>East</b>	Retail, Office, and Vacant	Planned Development-248-Office-2/Retail/Residential, Office-2, Planned Development-28-Retail, and Planned Development-29-Retail/Office-2/Residential	Suburban Regional Activity Center
<b>South</b>	Office, Stadium (Ford Center), Single Family, Hospital, and Vacant	Planned Development-29-Retail/Office-2/Residential, Planned Development-136-Single Family-8.5/Patio Home, and Planned Development-30-Business Center	Suburban Regional Activity Center, Suburban Neighborhood, and Public/Semi-Public
<b>West</b>	Retail, Office, Tennis Facility, and Multifamily	Planned Development-30-Business Center and Planned Development-33-Business Center	Suburban Regional Activity Center and Commercial Node

**THE COMPREHENSIVE PLAN AND ZONING ORDINANCE APPLICABILITY:**

**Future Land Use Plan** – The Future Land Use Plan (FLUP) designates Suburban Regional Activity Center uses for the property. The Suburban Regional Activity Center designation is defined by the Comprehensive Plan as having 25% residential uses and 75% non-residential uses. Planned Development-244 was adopted prior to City Council’s policy for mixed-use developments (55 units/acre); however, the residential entitlements fall within what may be considered on the property under the policy. Planned Development-244 allows a maximum of 2,400 Urban Living and Senior Living units and a maximum of 240 townhome units. The applicant is not proposing any additional residential units with this request. The applicant’s request complies with the Future Land Use Plan.

**Thoroughfare Plan** – The Thoroughfare Plan shows Dallas North Tollway as Highway along the eastern boundary of the property, Lebanon Road along the northern boundary

of the property and Warren Parkway along the southern boundary of the property as six-lane major thoroughfares, John Hickman Parkway and Gaylord Parkway bisecting the property as four-lane minor thoroughfares. The applicant's request complies with the Thoroughfare Plan.

**Traffic Impact Analysis** – A TIA is not required since the request is in conformance with the Comprehensive Plan.

**Access** – Access will be provided from Dallas Parkway, Warren Parkway, Lebanon Road, John Hickman Parkway, and Gaylord Parkway. Secondary access will be provided from Gridiron Road, Hall of Fame Lane, and Frisco Green Avenue.

### **Existing Utilities**

- **Water** – Various sized water lines (ranging in size from six-inches to 24-inches) exist along the perimeter of the property and have been run through the property to accommodate development. Service has been stubbed to undeveloped parcels and will need to be extended at the time of future development.
- **Sanitary Sewer** – Various sized sanitary sewer lines (ranging in size from four-inches to 18-inches) exist along the perimeter of the property and have been run through the property to accommodate development. Service has been stubbed to undeveloped parcels and will need to be extended at the time of future development.

**Schools** – The property is located within the Frisco Independent School District (FISD). Per FISD's map of land tracts and potential future facilities, land is not required within this property.

### **RECOMMENDATION:**

Recommended for 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~~.