



**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:** Suzanne Porter, AICP

**Date:** 4/7/2015

**Agenda Caption: Public Hearing: Zoning Case No. Z15-0002. A request to amend Planned Development-215 located on 100.4± acres at the northwest corner of Main Street and Dallas Parkway, to address the retail component within the multifamily development and consider and act to direct staff to prepare an ordinance of the same. Zoned Planned Development-215-Retail/Office-2/Multifamily-15. Neighborhood #46.**

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**Action Requested:** Hold the public hearing and direct staff in the preparation of an Ordinance.

**Background Information:** The applicant requests the modification of the Planned Development-215 (PD 215) development standards that require a 17-foot ceiling height for the next phase of multifamily buildings to accommodate retail or multifamily on the first floor. The request is to lower the height requirement to 14 feet, which is consistent with other Planned Developments that specify a minimum first floor ceiling height.

**Board Review/Citizen Input:** The Planning & Zoning Commission held a public hearing on the request at their March 24, 2015 meeting and recommended approval of the request as outlined in the Outcome Memo by a vote of 5-0.

**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;

- Table for further review; or
- Deny the request.

**Financial Considerations:** Not applicable.

**Legal Review:** Not applicable at this time.

**Supporting Documents:**

- Planning & Zoning Commission Outcome Memo dated March 25, 2015.
- Staff report.
- Location Map.
- Exhibits.

**Recommendation:** The Planning & Zoning Commission has recommended approval of the request.