

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO’S ZONING ORDINANCE, ORDINANCE NO. 11-04-09, AS AMENDED, SUBSECTION 3.02 (USE CHART) AND SUBSECTION 3.02.01 (CONDITIONAL DEVELOPMENT STANDARDS); MODIFYING STANDARDS RELATED TO USES IN THE ORIGINAL TOWN COMMERCIAL DISTRICT; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas (“City Council”) finds that it would be in the best interest of the citizens of the City of Frisco, Texas (“Frisco”) to amend Subsection 3.02 (Use Chart) and Subsection 3.02.01 (Conditional Development Standards) of the Frisco Zoning Ordinance, Ordinance No. 11-04-09, as amended (“Zoning Ordinance”), as set forth in this Ordinance; and

WHEREAS, Frisco has complied with all legal notices and public hearings as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Subsection 3.02 (Use Chart) of Section 3 (Land Uses) of the Zoning Ordinance. Subsection 3.02 (Use Chart) of Section 3 (Land Uses) of the Zoning Ordinance is hereby amended as follows (additions are shown in **bolded blue** and underlined, and deleted sections are shown in **red** and ~~strike through~~):

[The remainder of this page intentionally left blank.]

“Subsection 3.02. Use Chart

...

Use Type	Base Zoning District Legend	
	OTC – Original Town Commercial District	OTC – Original Town Commercial District
Bank, Savings and Loan, or Credit Union	P	<u>48</u>
Big Box Retail Development		
Bus Terminal		
Carwash, Full Service		
Child-Care: Licensed Child-Care Center	14	<u>14</u>
Community Center	C	<u>P</u>
Convenience Store with Gas Pumps		
Dry Cleaning, Minor	P	<u>49</u>
Equipment and Machinery Sales and Rental, Minor		
Feed Store	P	
Flea Market, Outside		<u>S</u>
Furniture Restoration	C	
Hall, Dance	C	
Hall, reception/banquet/meeting/dance	<u>23</u>	<u>23</u>
Home builder Marketing Center	P	
Home Occupation		<u>P</u>
Laundromat	P	
Print Shop, Major	C	
Restaurant	37	<u>37</u>
Small Engine Repair Shop	C	
Theater, Neighborhood	P	<u>S</u>

...”

SECTION 3: Amendment to Subsection 3.02.01 (Conditional Development Standards) of the Zoning Ordinance. Section 3.02.01 (Conditional Development Standards) of the Zoning Ordinance is amended as follows (additions are shown in **bolded blue** and **underlined**, and

deleted sections are red and ~~strike through~~):

“ ...

(14) Child-care: licensed child-care center.

...

h. Drive-throughs are not permitted in the OTC – Original Town Commercial District.

...

(23) Hall, reception/banquet/meeting/dance.

a. Reception, banquet, meeting or ~~meeting~~ dance halls may provide live or recorded entertainment, and, may serve catered meals and alcoholic beverages when the owner or operator holds the appropriate licenses and permits.

b. Reception, banquet, ~~or~~ meeting or dance halls shall minimize disturbances to surrounding properties which includes restricting activities inside the structure or if located outside, no electronically amplified sound generated shall be audible at any time beyond the boundary of the property on which the facility is located.

c. Pre-purchased tickets and ticket sales at the door are not allowed.

d. Non-profit events (i.e., political fundraisers or a registered charitable program in compliance with all state statutes) held at a reception, banquet, ~~or~~ meeting or dance hall are allowed to be open to the general public and have pre-purchased tickets and ticket sales at the door.

...

(37) Restaurant.

...

c. Except as otherwise provided below, restaurants with drive-throughs are permitted in any zoning district where a Restaurant is permitted.

1. Restaurants with drive-throughs are not permitted in the O-2 – Office-2 District and the OTC – Original Town Commercial District. ”

...

(48) Bank, Savings and Loan, or Credit Union

a. Drive-throughs are not permitted in the OTC – Original Town Commercial District.

...

(49) Dry Cleaning, Minor

a. Drive-throughs are not permitted in the OTC – Original Town

Commercial District.”

SECTION 4: Savings/Repealing. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 6: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction, shall be fined in a sum not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 7: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this 2nd day of December, 2025.



Jeff Cheney

Jeff Cheney, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Kristi Morrow

Kristi Morrow, City Secretary

APPROVED AS TO FORM:

Ryan D. Pittman

Abemathy Roeder Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys

Dates of Publication: December 5, 2025, and
December 12, 2025, *Frisco Enterprise*