

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 4.04.08 (PARKING REQUIREMENTS BASED ON USE); REMOVING CERTAIN PARKING STANDARDS RELATED TO RESTAURANTS; 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 4.04.08 (Parking Requirements Based on Use) 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 4.04.08 (Parking Requirements Based on Use) of the Zoning Ordinance. Section 4.04.08 (Parking Requirements Based on Use) of the Zoning Ordinance is amended as follows (deleted sections are shown red and strike through):

"4.04.08 Parking Requirements Based on Use

- (A) Off-street parking requirements. In all Districts, at the time any building or structure is erected or structurally altered, off-street parking spaces shall be provided in accordance with the following requirements.

...

(44) Restaurant and similar dining establishment:

- a. ~~Stand-alone restaurants:~~ One (1) parking space for each one hundred (100) square feet of gross floor area.
- b. ~~Inline restaurants: Inline restaurants, restaurants located within a common structure, attached to neighboring businesses, and~~

~~are not stand-alone structures shall provide one (1) space per two hundred (200) square feet of gross floor area.~~

~~1. This standard does not apply to restaurants conforming to subsection (A)(45)c Retail (Shopping Center).~~

- c. Outdoor seating areas: Outdoor seating areas (may be covered, but not enclosed) under 500 square feet do not have an additional parking requirement.

...”

SECTION 3: 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 4: 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 5: 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 6: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

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**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
FRISCO, TEXAS** on this 17th day of March, 2026.




Jeff Cheney, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**


Kristi Morrow, City Secretary

APPROVED AS TO FORM:


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

Dates of Publication: March 20, 2026, and March 27, 2026, *Frisco Enterprise*