



PROGRESS IN MOTION

2010

Development Report

Planning & Zoning Activity



CONTENTS

Purpose	2
Population	3
Schools & Child Care Centers	4
Building Permits	5
Annexations, Zoning Changes, Specific Use Permits	7
Final Plats & Site Plans	8
Codes & Ordinances	8

The City of Frisco assumes no liability from the use of the information reported herein.

PURPOSE

The Zoning & Development Report is an annual publication that presents a summary of zoning and development related activities in the City of Frisco.

In this report, the Development Services Department provides information on 2010 population growth, development, amendments to the Comprehensive Zoning Ordinance, as well as other changes which affect future development in the City of Frisco.

Information on 2010 approved projects can be found on the city web site at <https://etrakit.friscotexas.gov>.

Development Services Department
6101 Frisco Square Blvd. Frisco, TX 75034
Tel: (972) 292-5300 Fax: (972) 292-5388
www.FriscoTexas.gov

John Lettelleir, AICP
Development Services Director
jlettelleir@friscotexas.gov

John Webb, AICP
Zoning & Subdivision Administrator
jwebb@friscotexas.gov

Steve Covington
Chief Building Official
scovington@friscotexas.gov

Jeffrey Witt, AICP
Comprehensive & Environmental
Administrator
jwitt@friscotexas.gov

Greg Carr
Code Enforcement & Animal Control
Administrator
gcarr@friscotexas.gov

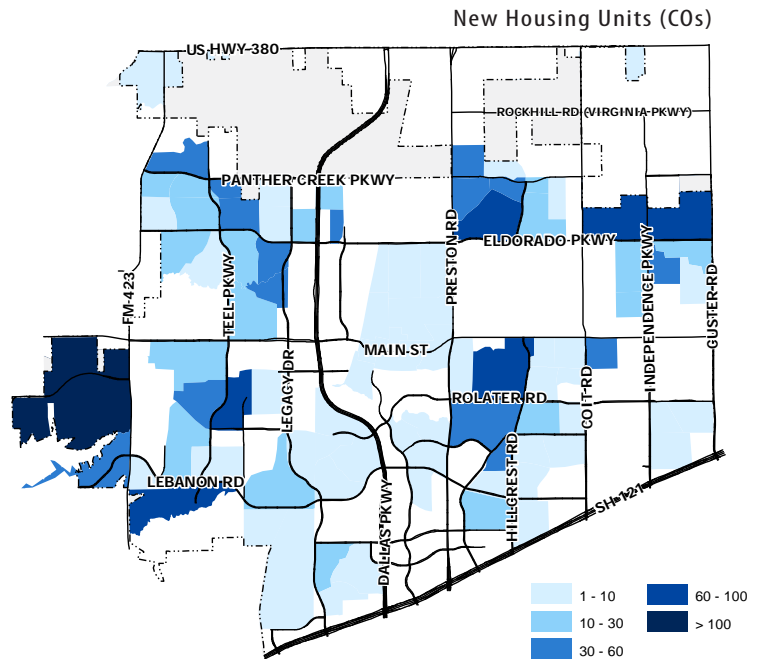
POPULATION

2010 Population Growth

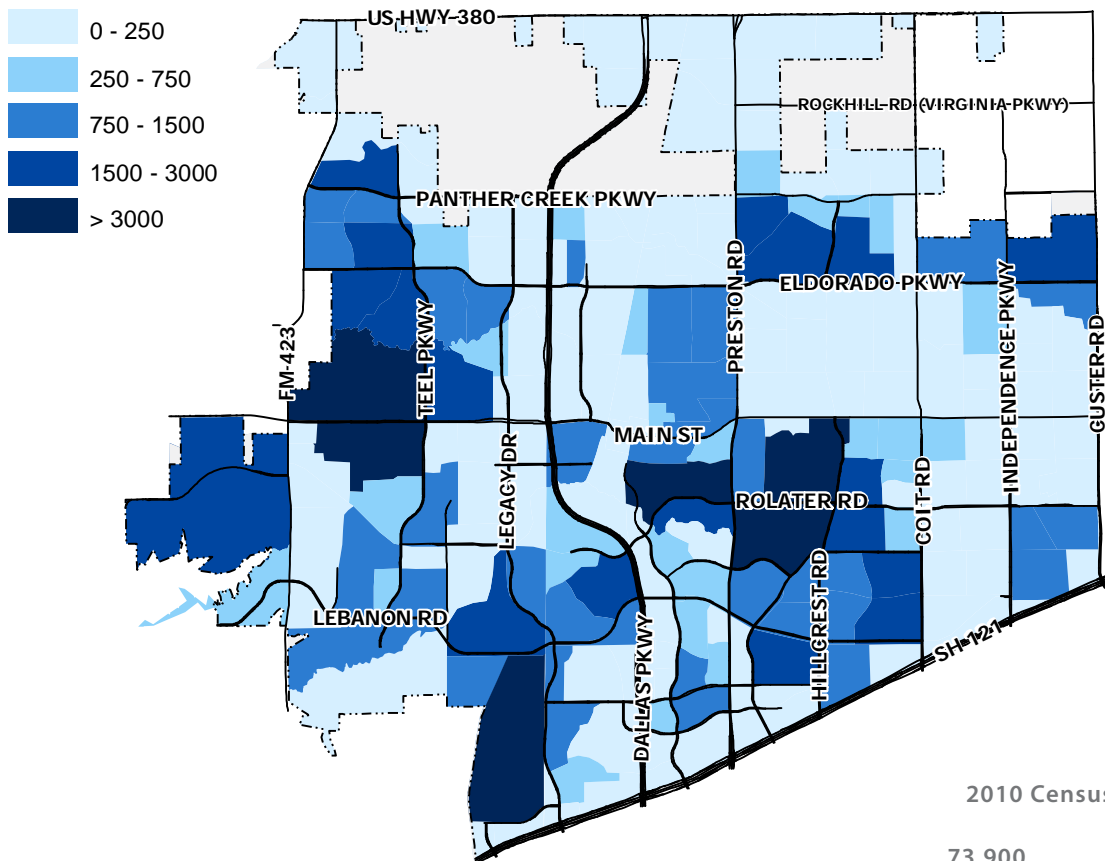
In 2010, the city grew at a rate of 3.5%, adding more than 3,700 residents.

The 2010 Census showed the April 1, 2010, population for Frisco at 116,989, with 62% in Collin County and 38% in Denton County.

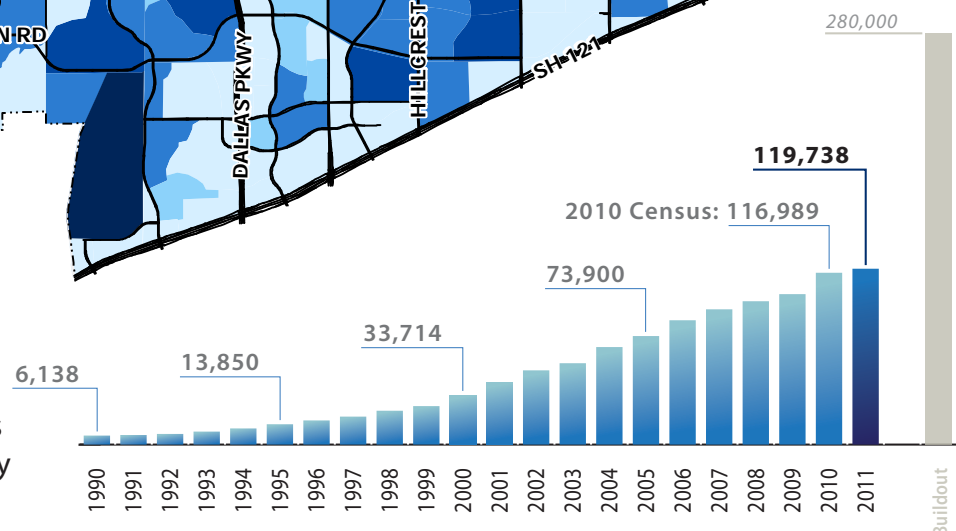
Frisco's estimated population as of January 1, 2011, was 119,738.



Population Distribution



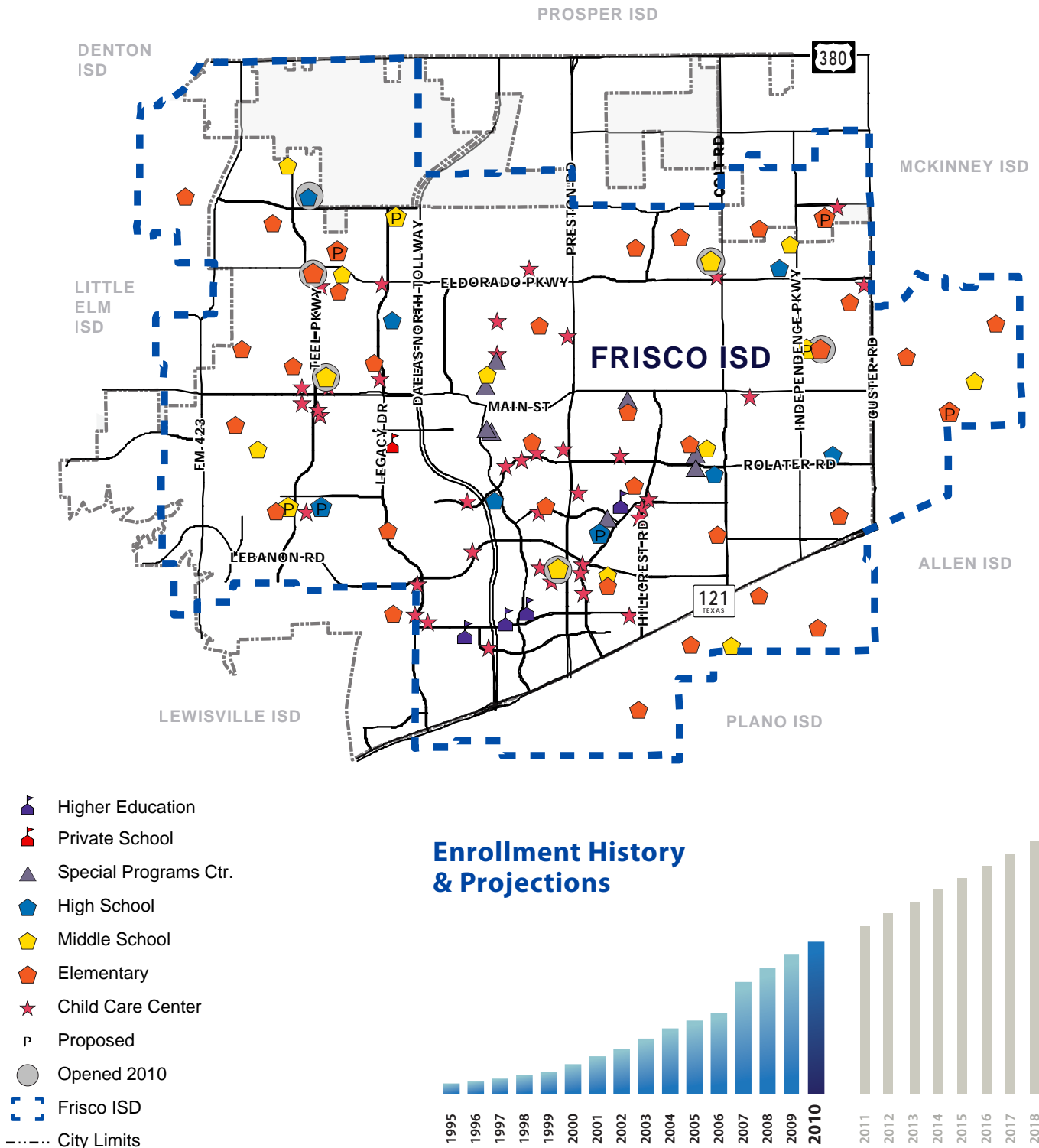
The population at build-out is projected to be approximately 280,000.



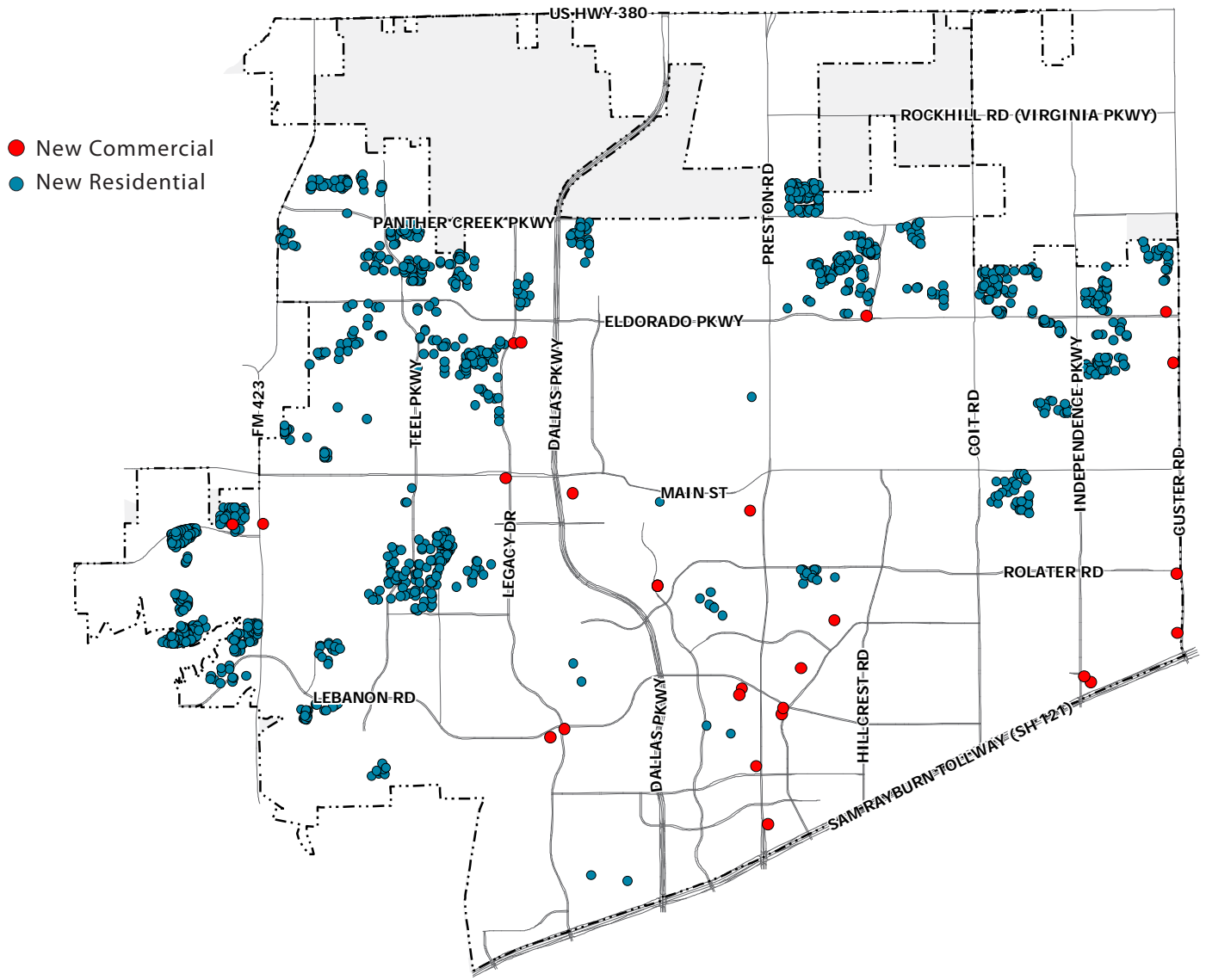
SCHOOLS AND CHILD CARE CENTERS

One third of Frisco's population are children.

Frisco Independent School District had an enrollment of 37,300 students for the 2010/2011 school year. FISD opened six new schools in 2010: two elementary schools, a middle school and a high school. This year saw twice as many students in 1st grade as in 12th grade. FISD is projecting an enrollment of over 60,000 students in 2018 (15,000 in High School).



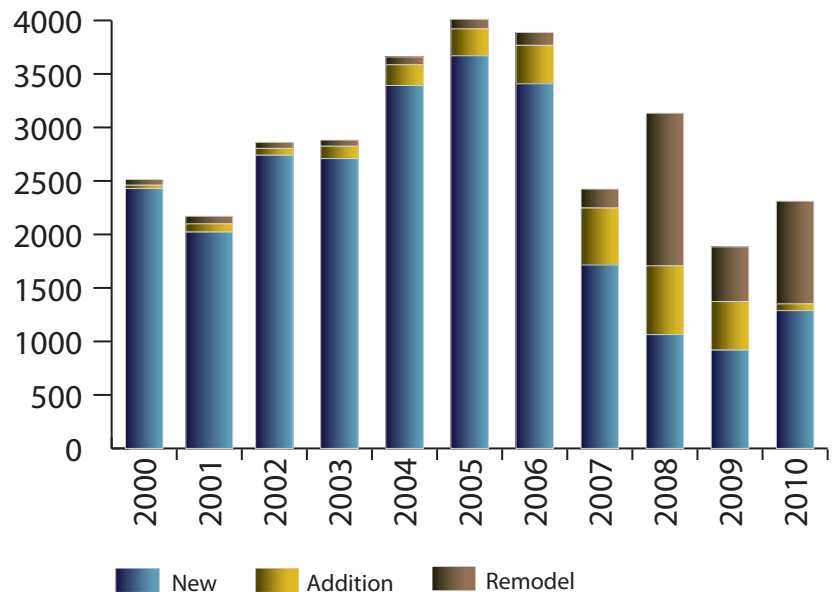
BUILDING PERMIT ACTIVITY



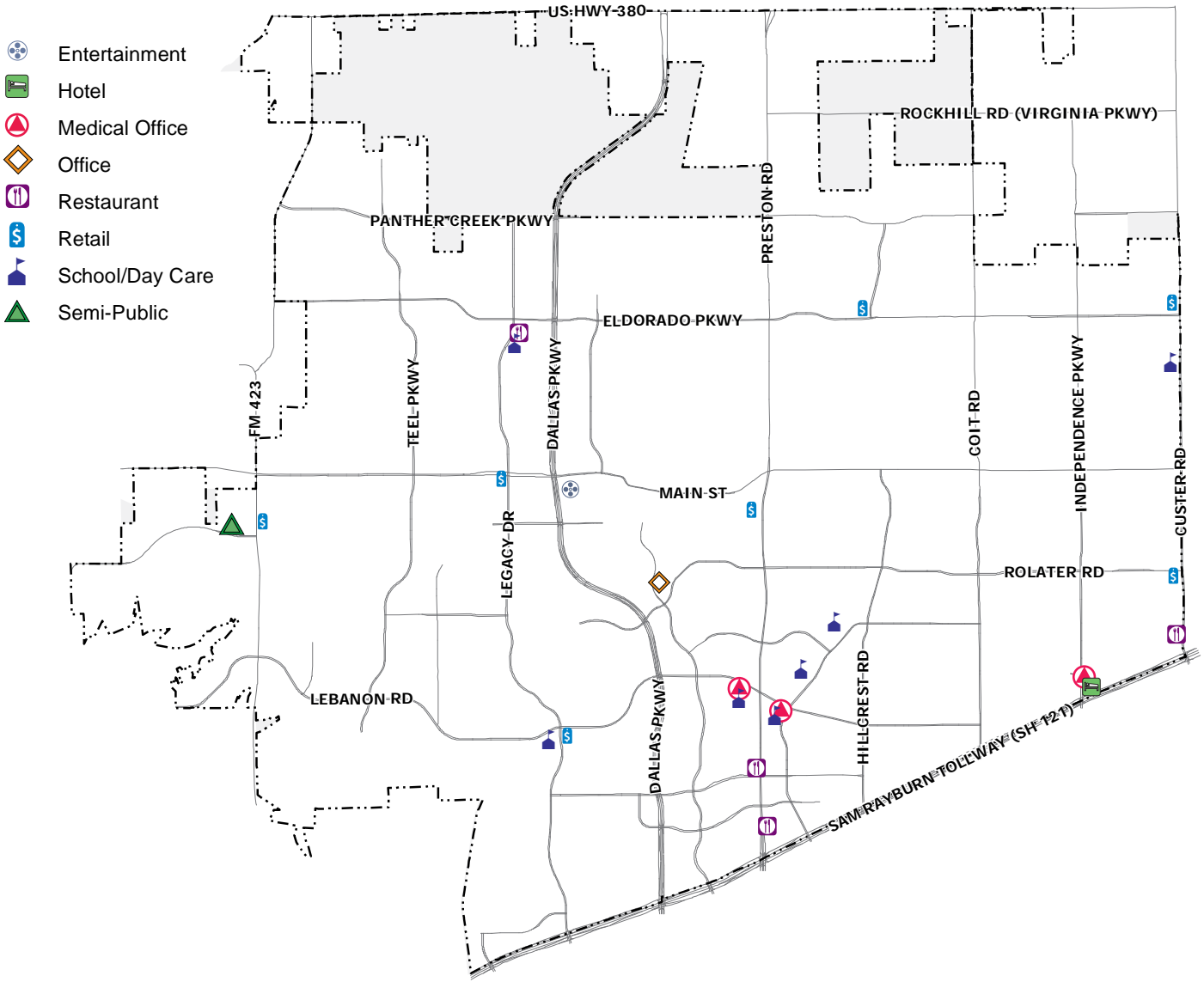
SF Residential Permit History

New Single-Family construction activity was higher than seen in 2008 to 2009, with 1,285 permits issued for new single-family construction in 2010.

In 2010, 63 permits were issued for remodels and 960 for additions.

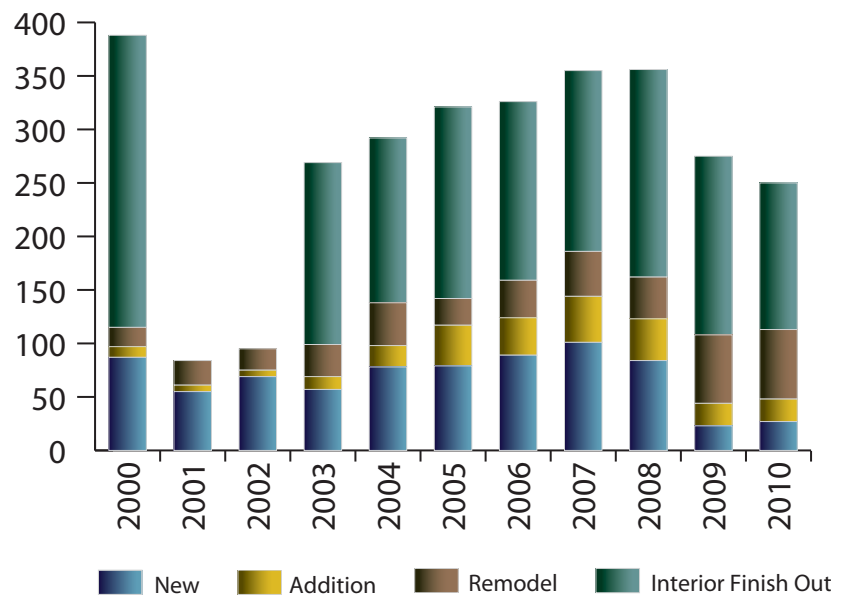


NEW COMMERCIAL PERMITS



Commercial Permit History

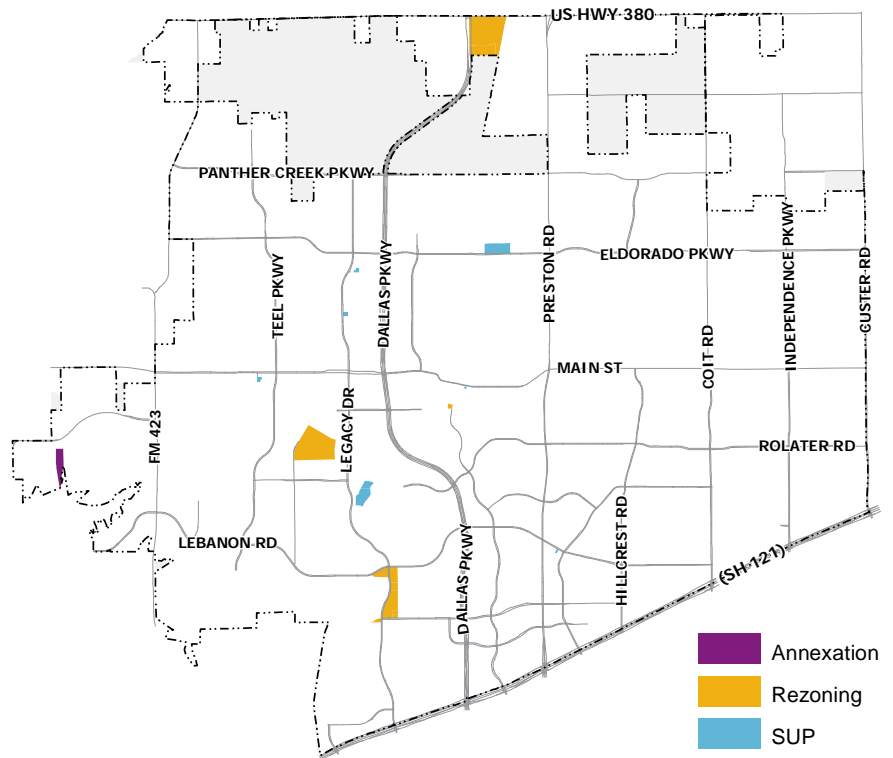
Commercial construction remained fairly even 2010, with 27 new commercial permits (up from 21 in 2010), 137 interior finish outs, 65 alterations, and 21 additions.



ANNEXATIONS, ZONING CHANGES & SPECIFIC USE PERMITS

Annexation

Case & Ordinance	Description
A10-0001 09-04-18	22.391 acres West of Frisco Lakes Dr, South of Stonebrook Pkwy



Zoning Changes - Rezoning

Case & Ordinance	Description
Z07-0025 10-02-08	SEC Hwy 380 & DNT Rezone from Highway & Industrial to PD/Highway & Mixed-Use
Z09-0007 10-02-10	NWC Parkwood & Eubanks Rezone from Agricultural to Industrial.

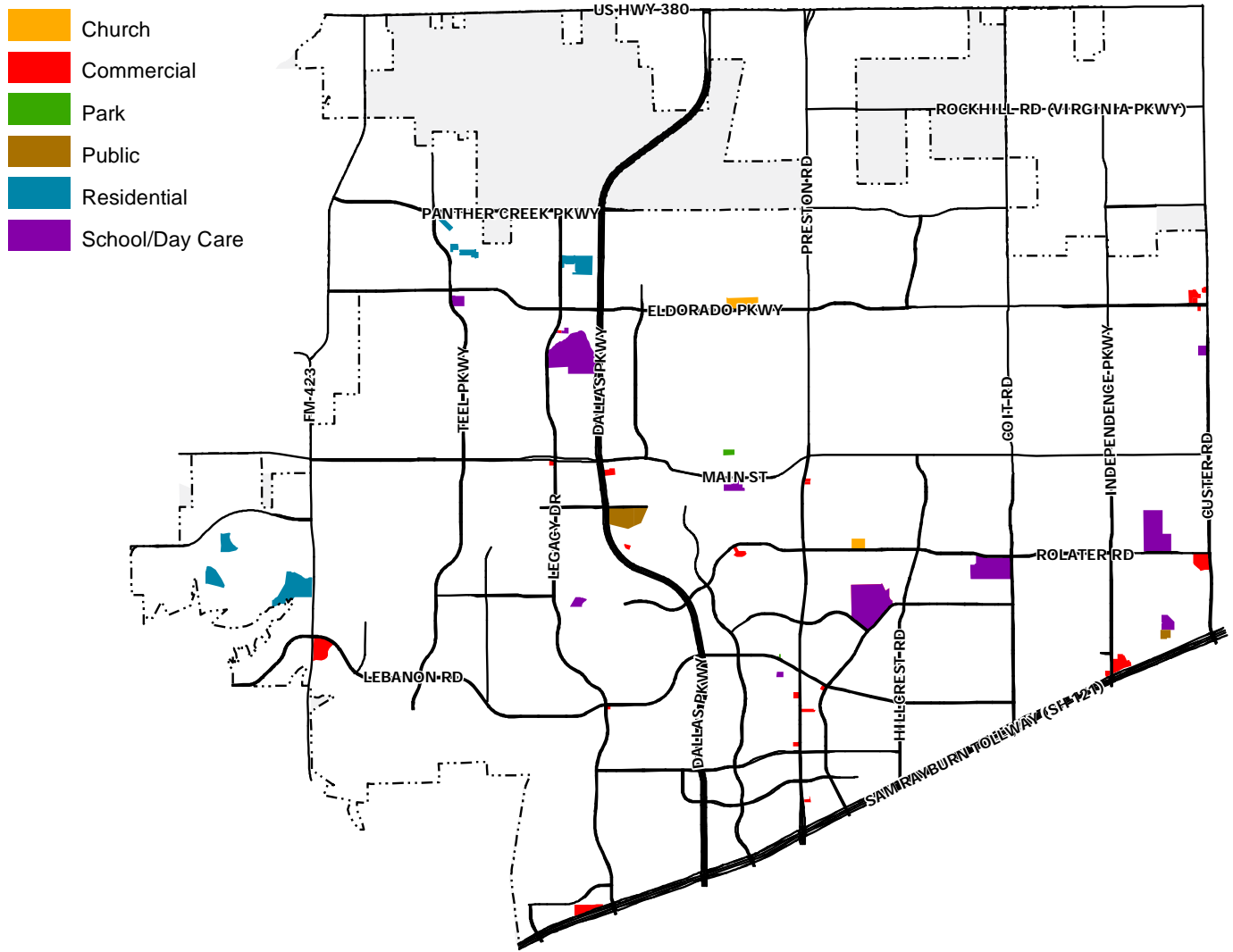
Amendments to PDs

Case & Ordinance	Description
Z10-0001 10-05-24	South of Lebanon, East & West of Legacy Amend PD-33 to Remove "Public Service" provision
Z10-0003 10-09-40	SEC of Diamond Point Ln & Cotton Gin Amend PD-190 restrictions on the maximum number of lots permitted

Specific Use Permits

Case & Ordinance	Description
SUP09-0007 10-01-01	Church SWC 7th & Main
SUP09-0011 10-04-19	Day Care 2.3 acre lot @ Legacy & Eldorado
SUP09-0012 10-03-15	Day Care 2.8 acre lot @ Main & Calimar Dr
SUP10-0001 10-11-54	Private School (adding High School to existing facility) 28.3 acres North of Academy Dr, East of Legacy (S-121)
SUP10-0002 10-09-38	Major Automotive Repair .8 acres South of Lebanon, West of Ohio
SUP10-0003 10-10-48	Day Care 1.6 acres East of Legacy, South of Avon Ln
SUP10-0004 10-12-55	Church & Private School 24.3 acres @ NWC of Eldorado & Rogers Rd (S-102)

APPROVED SITE PLANS & FINAL PLATS



CODES & ORDINANCES

2010 amendments and additions to the Comprehensive Zoning Ordinance (CZO) are listed below with the adopting ordinance number. Additional information can be found on the city web site at <http://www.FriscoTexas.gov/docs>.

- **ZA10-0002** - Amending the CZO, Article IV, Subsection 4.107(A), Parking and Stacking Requirements for Day Cares (Ord. 10-05-22)
- **ZA10-0004** - Amending Article I, Section 11 of the CZO to conform with recent City Charter amendments regarding the Organization and Duties of the Planning & Zoning Commission (Ord. 10-06-29)

The Zoning Ordinance Update, modernizing and updating the entire CZO, can be found online at www.FriscoTexas.gov/ZOUpdate.